

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name University Park Historic District (Boundary Expansion)other names/site number (MHT File Number: PG 66-29)

2. Location

street & number Roughly bounded by Adelphi Road to the west, Wells Parkway to the north, Van Buren and Underwood streets to the east, Queens Chapel and Toledo roads to the south ☐ not for publicationcity or town University Park ☐ vicinitystate Maryland code MD county Prince George's code 033 zip code 20782

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national statewide X local

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

☐ entered in the National Register ☐ determined eligible for the National Register
☐ determined not eligible for the National Register ☐ removed from the National Register
☐ other (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

☒ private
☒ public - Local
☐ public - State
☐ public - Federal

Category of Property
(Check only one box.)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
375	71	buildings
1	0	sites
0	2	structures
0	0	objects
376	73	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Historic Residential Suburbs in the United States, 1830-1960

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/Single Dwellings
DOMESTIC/Secondary Structures
EDUCATION/School
LANDSCAPE/Park

Current Functions
(Enter categories from instructions.)

DOMESTIC/Single Dwellings
DOMESTIC/Secondary Structures
EDUCATION/School
LANDSCAPE/Park

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th & 20th CENTURY REVIVALS/ Colonial Revival

MODERN MOVEMENT/ Contemporary

Materials

(Enter categories from instructions.)

foundation: BRICK, CONCRETE

WOOD: weatherboard; METAL: aluminum;

walls: BRICK; STUCCO; SYNTHETICS: Vinyl

ASPHALT; ASBESTOS; STONE: Slate;

roof: SYNTHETIC: Rubber

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The expansion of the existing University Park Historic District includes the subdivided blocks in the northwestern portion of the Town of University Park. The area to be added consists of thirteen subdivisions dating from 1938 to 1954. With the majority of the subdivisions platted in just a two-year period from 1949 to 1950, the expansion area reflects the town's post-World War II development and the continued suburbanization of the Washington metropolitan area, which had begun in the early twentieth century. The expansion area maintains the town's modified rectilinear street grid, while accommodating the land's hilly topography with more curvilinear streets. The area includes those properties fronting on both sides of Wells Parkway, north of Queens Chapel Road to Van Buren Street, and extends westwards, filling in the tract of land between Adelphi Road, on the western border, and Wells Parkway, to the north. Primarily located within *Section 7* of the University Park subdivision, the area also contains a northern portion of land that was platted as part of the adjoining College Heights Estates subdivision. This portion, comprising three plats dating from 1949 and 1950 (*College Heights Estates* Plats 6-8) with an approximate total area of 40 acres, contains building lots that are noticeably wider and more spacious than those found within the nearby contemporaneous University Park subdivisions. The buildings within the southern portion of the expansion area (platted as University Park subdivisions) reflect the architectural styles of the mid-twentieth century, specifically the Colonial Revival style and elements indicative of the mid-century Modern Movement. Predominantly developed by University Park Homes, Inc., and its affiliates, and built by Polinger Construction Corp., these post-World War II houses are set within subdivisions that reflect the solid middle-class nature of the commuter suburb the Town of University Park became with the dominance of the automobile. Typical forms from this period of development include the Cape Cod, ranch house, and split level. Likewise, the predominant architectural style present in the subdivisions in the northern portion of the expansion area (platted as College Heights Estates subdivisions) is the Colonial Revival style, with strong influences of the Modern Movement affecting the exterior cladding, massing, and house plan. Domestic forms include the ranch house, split level, and minimal traditional. Although these popular forms were designed and promoted for their economies of design and construction, examples in College Heights Estates were typically larger than the local—or even national—norm, and those seen in the adjoining subdivisions to the south. The majority of the single-family dwellings in this area were designed by staff architects of the real estate development company. Due to strict covenants, established and enforced by the

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company, houses in this portion of the expansion area collectively exhibit compatibility of style, massing, scale, materials, setback, and setting. Within the expansion area, as seen in the larger Town of University Park, the dominant building type is the single-family dwelling, with the only non-residential building being an elementary school. Secondary resources such as garages and sheds are limited, but add to the architectural landscape and historic context. Public parkland located along the southern border provides recreational space.

Narrative DescriptionSite Description

The northwestern corner of the Town of University Park, platted in several sections between 1938 and 1954, consists of approximately 114 acres in northwestern Prince George's County. The residential neighborhood is bounded on the north by Wells Parkway, on the east by Underwood Street, on the south by Queens Chapel and Toledo roads, and on the west by Adelphi Road. The area consists of varied topography, defined by undulating hills to the northwest that gradually descend to more even ground to the southeast, where an unnamed streambed flows in a southeasterly direction through the town. This streambed, joining with another one in the area, forms a tributary of the Northeast Branch that runs downstream through the nearby community of Riverdale Park and eventually into the Anacostia River. Surrounding the shallow streambed is approximately 12 acres of parkland dedicated for public use by the Town of University Park. The land includes two parcels (Parcels 128 and 129) to the east of Adelphi Road – one narrow parcel that borders Toledo Road (currently a paper street running east-west) to the north and one irregularly shaped parcel that runs south at the point where Wells Parkway splits, near its intersection with Beechwood Road, and terminates at Queens Chapel Road. Two smaller adjoining pieces of land (located in the eastern half of Blocks 18 and 19, to the west of Parcel 128), expand the parkland's recreational space. The public park, maintained by the town, provides the community with trails and bike paths, as well as tennis courts and fields.

The area's street grid, as laid out by the real estate development companies of University Park Homes, Inc., and College Heights Estates, Inc., was that of an automobile suburb. The pattern of streets and blocks extends the town's modified rectilinear street grid, but allows for more curvilinear streets to accommodate the land's hilly topography, creating several triangular and semicircular residential blocks. Access to Adelphi Road, the four-lane thoroughfare to the west that forms the area's western border, is limited, thereby protecting the neighborhood from through traffic (a tenet of subdivision planning during the mid-century's Modern Movement). To emphasize the role the automobile had in the planning and design of the area, several properties have paved driveways that lead to a freestanding or attached garage. The lots vary in size, with those located to the north of Van Buren Street (platted by College Heights Estates, Inc.) wider and deeper than those to the south (platted by University Park Homes, Inc. and affiliates). However, the sizes of the lots and the setbacks of the houses are consistent through the expansion area. Besides a consistent suburban setback of the domestic buildings, often, but not consistently, sidewalks buffer them from the paved public roads. All of the streets within the expansion area have concrete curbing. Typically, the lots are landscaped along the rear and sides with mature trees and shrubs, and planned gardens frame the foundations of the dwellings. Many of the properties have brick or stone paved walkways and/or steps that lead from the street or driveways to the main entries. Fencing, especially in the northern portion of the expansion area, as stipulated by the covenants, is rare, and relegated to the rear of the lots.

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Detailed Description

SOUTHERN PORTION OF EXPANSION AREA: UNIVERSITY PARK, INC.

During World War II, building activity stalled both nationally and in Prince George's County; but with the war's conclusion in 1945, plans for new subdivision plats and new houses began in University Park, as well as in the surrounding area. However, in order to fulfill the tremendous need for local housing, development expanded to the northwest of the established sections of the town. In 1946, six single-family houses were constructed for speculative purposes by University Park Homes, Inc. Platted that same year as part of the post-war development of the area, the subdivision of substantial houses located at 4301, 4303, 4305, 4307, 4309, 4311 Underwood Street are Colonial Revival in style and recall similar houses found in the earlier sections of University Park. Rectangular in form, these brick buildings are two stories in height with a central-passage plan, augmented by a subsidiary wing. Each one-story wing rests above a below-grade, one-car garage, accessed by a concrete drive leading from the street. The concrete drive is partially lined on one side by a retaining wall, separating it from the front lawn. Three bays wide, the houses are topped by side-gabled roofs covered in slate shingles. The single-leaf main entries are sheltered by one-story, one-bay-wide, front-gabled porches supported by square wood posts. The porches, both front-gabled and hipped, are also covered by slate shingles. Presenting a symmetrical façade and fenestration pattern, the dwellings feature 6/6, double-hung, wood-sash windows with brick rowlock sills at the first and second stories. Openings on the façade are edged with inoperable shutters.

By 1947, as building activity resumed within the vicinity, the enterprising Polingers moved their development westward, and began overseeing the subdivisions of land in the tract between Adelphi Road and Wells Parkway. Largely targeting the middle-class homeowner, their speculative development centered around 40th and 41st avenues, just north of the town's parkland and northwest of the other sections within University Park that developed predominantly in the 1930s and early 1940s. Operating under University Park Homes, Inc., the Polingers used their own construction company, Polinger Construction, Co., to build large numbers of single-family dwellings within the expansion area over the next several years. Houses built within the Polinger subdivisions reflect a more modern aesthetic, as manifested by their building materials, forms, and designs. Reflecting the Polingers' vision for modern residences, the subdivisions were developed, in most cases, with large numbers of houses of a similar style and form. However, attempts were made by the developers to provide variety and diversity, although this occurred only on a small scale. The form and styles used for modern buildings abandoned historical precedent, had limited or no ornamentation, and used organic and naturalistic building materials, such as adobe and redwood, as well as industrially produced construction materials, such as steel, glass, and concrete. Identified forms include the ranch house, split level, and Cape Cod.

The modest dwelling at 6712 41st Avenue is a representative example of the Modern Movement's recognizable domestic form – the ranch house. The suburban ranch house originated in California in the 1930s and quickly became the prevailing domestic house form for large tracts of middle-income housing, exemplifying the prosperity associated with private land ownership while being economical because of its modest size. As completed by the Polingers in 1950, the house at 6712 41st Avenue is one story in height and asymmetrically fenestrated across the façade. This concrete-block structure is veneered in stretcher-bond bricks with a small brick chimney rising from the roof's ridge. The low-lying, side gable roof is a dominant feature that enforces the horizontality of a ranch house form. Unlike the popular bungalow and Cape Cod forms present throughout the Town of University Park, the roof of a ranch house is devoid of dormers, further emphasizing the house's horizontality. Fenestration consists of one-light sliding and fixed windows with brick rowlock sills. On the façade these window types combine to create one large picture window, a feature of nearly all mid-twentieth-

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century housing to artificially enlarge the interiors by providing unobstructed exterior views. Smaller window openings, with a combination of one-light sliding and fixed windows, pierce the façade towards the upper third of the elevation; the placement of the openings provides natural light and continues the horizontality of the house, while providing privacy to those within. The single-leaf door is off-set from the center and accessed by concrete steps. In a nod to functionality, the roof slightly overhangs the dwelling's entry and large picture window, providing coverage from the elements, while grouping these elements and slightly setting them apart from the rest of the building's composition. The design depicted by this ranch house is replicated along 40th Avenue and 41st Avenue. Variations are provided by materials, such as pressed stone veneer on the lower portion of the façade at 6802 40th Avenue (1950). Other examples have changes to the fenestration, such as a central door opening at 6712 40th Avenue (1950) and a larger brick exterior chimney located at the front eaves 6803 40th Avenue (1950).

The houses at 3905 and 3907 Beechwood Road (1949) reflect another ranch house form found in the Polinger developments. Longer than the more compact version seen on 40th and 41st avenues, these buildings are economically constructed with inexpensive materials, such as concrete block faced in brick veneer. The low-lying, side-gable roofs are finished with asphalt shingles and have a wide eave overhang that shelters the recessed porches. Customization of the building's façade materials is seen at 3905 Beechwood Road, where a stone veneer has been applied along the rear wall of the recessed porch. The asymmetrical fenestration pattern includes a large picture window, indicative of the period and of this domestic form, that holds a large center fixed pane flanked by narrower operable sashes. The window openings illuminate the public living space, while the private rooms to the west have smaller openings. However, these smaller openings are larger than the traditional single sash, holding paired sliding windows. The windows of 3905 Beechwood Road wrap around the building's corner to provide more light to the interior spaces; this became a more common fenestration pattern in the 1950s. These dwellings lack applied ornamentation, such as cornice molding, sidelights, and lintels. However, inoperable louvered shutters framing the picture windows are attempts to recall traditional architectural styles utilized throughout the expansion area (and existing historic district) that most prospective homeowners recognized and desired in the years following World War II. As the dwellings at 3905 and 3907 Beechwood Road illustrate, the ranch houses in this northwestern section of the town introduce a new housing form that was synonymous with the changing ideals of the mid-twentieth century, while attempting to gain public acceptance with traditional building materials and stylistic ornamentation.

A contemporaneous house that was built by University Park Homes, Inc., is located at 6904 40th Avenue (1950) in *Section 7* of University Park. Incorporating many elements of the ranch house, the main block of the dwelling stands one story in height and is covered by a low-lying, side gable roof that emphasizes its horizontal lines. However, what dominates this design is the dwelling's two-story northern half, whose front-gabled roof intercepts that of the main block mid-height, thus presenting a split-level form. The concrete-block structure is veneered in stretcher-bond bricks and features a central opening affixed with a single-leaf door. Although the entry features a wooden door surround and sidelights, like those of pre-World War II buildings within earlier sections of University Park, their design is more modern. The wooden panel to the side of the door is part of the surround, punctuated by three stacked, evenly spaced rectangular openings. The openings are filled with single-sash windows that present a geometric and modern aesthetic. Other details recalling the ranch house are the picture window, which in this case now holds three 2/2 double-hung replacement windows, the otherwise straightforward design and use of materials, and the lack of ornament and minimum architectural treatment. Nationally popular, this form appears in several places throughout the subdivision, most notably at 6803 Forest Hill Drive (1949), 4104 Underwood Street (1950), 4012 Underwood Street (1950), and 4004 Underwood Street (1950).

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A variation of the split level is seen in a series of houses located in the 4000 block of Beechwood Road - 4010, 4012, 4014, 4016, 4017, 4019, 4021, 4023 Beechwood Road. All constructed in 1949, the brick dwellings feature a two-story unit, which is intercepted at mid-height by a one-story wing. This one-story wing includes an integrated single-car garage; in several of the cases, it has been enclosed and converted into interior space. The overall effect is that of three floors of living space, with the garage in the basement. Although most often, the roofs are side gable and covered in asphalt shingles, some instances show the two-story block topped by a front-gable roof, also covered in asphalt shingles. Large exterior-end chimneys of brick project from the side elevations. The fenestration includes multi-light metal casement windows (in many cases replaced with single-light, double-hung vinyl windows), with brick rowlock sills. The central entries contain a door opening with a single-leaf wood door, as well as a wooden surround. The entry is further augmented by decorative iron or wooden porch supports, located at the corner of the intercepting, overhanging eave.

As the Polinger development continued in this northwest section of the town, the developers utilized additional forms indicative of the Modern Movement. The two-story house at 6709 40th Avenue (1950) is one of their larger forms of speculative housing offered and built in the area, standing out next to the smaller, one-story ranch houses of the same period. Economical in its use of building materials and modest in form and detailing, the dwelling is constructed of concrete block faced in a brick veneer. The low-lying, side gable roof has wide overhanging eaves and is finished with asphalt shingles. An exterior-end chimney of brick rises along the side elevation, but does not project above the roof line too much, keeping the horizontal nature of the composition.

The one-story entry porch with low-lying shed roof projects from the façade. The one-bay-wide door opening has a single-leaf door and multi-light sidelights. The asymmetrical fenestration includes window openings of various sizes, fitted with single-light fixed and sliding windows, all with brick rowlock sills. These window openings reflect the interior arrangement of spaces and functions, characteristic of houses of the Modern Movement. Other examples of this type are seen at 4100 College Heights Drive (1949), 6801 40th Avenue (1950), and 6906 40th Avenue (1950).

Although not as common as the ranch house or split-level house, the Cape Cod form is seen in this area in the early 1950s. By the second decade of the twentieth century, the increasing need for mass-produced, low-cost housing led to the reinvention of the Cape Cod form. Based on colonial precedents, the Cape Cod emerged as a popular housing form in the mid-1920s, peaking in use in the 1940s and early 1950s. Larger than most small houses, but still a compact form, the Cape Cod is one- to one-and-a-half stories in height with a side gable roof and a single end chimney. Unlike its eighteenth-century predecessor, the twentieth-century Cape Cod is illuminated with dormers that allow the upper story to be more fully utilized. The facades are commonly marked with porches that shelter only the main entry. Side additions and projecting bays on the façade augment the modest size of the form. The existing topography often allowed these side additions to incorporate a below-grade garage under the one-story addition. The majority of Cape Cods erected in the northwestern portion of University Park are concrete construction, covered in a brick veneer. The decorative details are generally based on the Colonial Revival style, but, as the Modern Movement necessitated, are minimally dressed. Examples of this form can be seen at 4204 Underwood Street (1950), 6701 and 6703 Wells Parkway (1951), 4206 Underwood Street (1951), 4212 Underwood Street (1951), 4214 Underwood Street (1951), 4208 Underwood Street (1953), and 7005 Adelphi Road (1953).

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NORTHERN PORTION OF EXPANSION AREA: COLLEGE HEIGHTS ESTATES, INC.

The period of greatest development within the extreme northwest corner of today's Town of University Park did not occur until the 1950s. This interval of concentrated development closely followed the area developed by the Polingers to the immediate south.¹ Despite the slight delay in development, the domestic forms of choice -- the Cape Cod and the two-and-one-half-story rectangular box -- were consistent with the houses of the late 1930s and 1940s.

In many cases, Colonial Revival elements predominate on the traditional Cape Cod and two-and-one-half-story rectangular box forms, often becoming high style albeit subtle. However, the forms were often enlarged and elements of the Modern Movement were incorporated into the design. One of the more high-style examples of a two-and-one-half-story rectangular box is located at 7010 Forest Hill Drive (1950). The building is constructed of concrete blocks faced with stretcher-bond brick veneer. The main block is three bays wide and two bays deep, covered by a side gable roof. This is the only example of the Classical Revival style in College Heights Estates, suggesting it was a collaborative effort between architect and owner rather than speculative development produced by the real estate development company. The façade is ornately adorned with a full-height portico supported by large freestanding and engaged Tuscan columns. The portico has a wide entablature composed a molded architrave, plain frieze, ogee bed molding, denticulated cornice, and enclosed tympanum with raking cornice. A round window with delicate muntins pierces the center of the tympanum. The main entry is segmentally arched, filled with a paneled wood door framed by leaded-glass sidelights, molded surrounds, leaded fanlight, and stone imposts at the base of the soldier bricks framing the top of the opening. A one-story wing, with a flat roof, projects from the side elevation and wraps around to the rear of the building where it meets a screened porch.

The house at 6908 Wells Parkway (1954), an example of the transitional from the traditional Cape Cod into a new form reflective of the mid-century Modern Movement, is four bays wide with a recessed central entry that lacks an ornate surround. The concrete-block structure is veneered in stretcher-bond brick with cut stone applied to the lower half of the façade's eastern end. The variation in cladding material and the expansive size of the picture window, which consists of a large single-pane fixed light framed by four-light metal casements, suggests the eastern end of the building houses formal areas such as the living room. This is further implied by the placement of the exterior-end chimney on the east elevation. The dwelling also has large landscape windows illuminating the private spaces at the western end of the structure. These openings, which frame the landscaped vista along Wells Parkway, consist of three four-light metal casements, frame by paneled shutters. Like the traditional Cape Cod, the building is one-and-one-half stories in height, covered by a steeply pitched side-gabled roof. A recessed wood-frame hyphen connects to the one-story garage wing on the side elevation.

An example of the enlarged minimal traditional house, many seen in the northern portion of the expansion area with picture and/or landscape windows, includes 6900 Forest Hill Drive (1955), while a modest example is located at 7203 Adelphi Road (1952). In general, the buildings on Adelphi Road, as the house at 7203 Adelphi Road illustrates, are less ornate. Constructed along Adelphi Road, a highly traveled road that serves as the western border of the neighborhood, the houses reflect the architectural materials and forms of the 1950s. The dwellings are contemporaneous to those on the interior streets; yet, they are more modest and more in keeping with the residential buildings in surrounding neighborhoods.

Several examples of the split-level house were constructed in this area of the town. A typical example is the house at 7008 Wells Parkway, which was constructed in 1956. The house is concrete block faced in stretcher-

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bond brick. The main block is covered by a low-lying, side gable roof with slate, which was not common as a roofing material at this time, but was the preferred material of nearby College Heights Estates. The character-defining, two-story bay of the split-level house is covered by a shallow-pitched hip roof.

Many of the houses constructed in College Heights Estates in the 1950s were similar in style and form because they were designed as speculative housing by the real estate development company. Thus, they reflected the desirable architectural fashions popular at the time and a few examples stand out for their individuality. Each of these houses is believed to have been designed for a specific client, who collaborated with an architect of their own choosing. The final designs were all approved by Arthur Seidenspinner and College Heights Estates, Inc. One example of this kind of individualized expression is the house at 6903 Forest Hill Drive, constructed in 1953. The house is composed of three parts -- a two-bay main block, a one-bay wing, and a one-story garage wing. The two-story main block is covered by a front-gable roof, one of the few such examples in College Heights Estates. The building is completely clad in weatherboard siding, also a rarity in this area where brick veneer dominates. Four bays deep, the main block has a side entry opening sheltered by a louvered storm door. The expansive opening on the first story holds an 8/12, double-hung, wood-sash window with shutters that extend from the lintel to the base of the plain spandrel. Both the entry and window openings are crowned by high-style wood lintels with narrow friezes, ogee-molded lintel caps, and projecting keystones. The entry is further adorned with fluted Tuscan pilasters. The second-story openings are symmetrically placed above, each holding 8/12, double-hung windows with operable shutters. The wide frieze that encircles the main block acts as a lintel for the openings. The enclosed tympanum, which is finished with a narrow raking cornice, is pierced by an oculus window with diamond panes and square-edged surround with four keystones. The one-bay-wide wing on the east side elevation has the same fenestration on the first story as the main block, except the spandrel. The upper half story is illuminated by a large wall dormer with a front-gabled roof and 8/12, double-hung, wood-sash window. The main block and side wing are reminiscent of eighteenth-century colonial architecture; however the one-story garage on the west side elevation reflects the mid-twentieth century when housing the automobile was of primary significance to residential architectural design. The large side-gable garage wing houses two cars.

More typical of the mid-twentieth century, although substantially larger than its neighbors, is the house at 6909 Forest Hill Drive, which dates from 1956. This house was designed by architect V.T.H. Bien. Recalling the Italian Renaissance style, the house is rectangular in form with a recessed central bay on the façade that shelters the main entry and second-story porch. The concrete-block structure is veneered in stretcher-bond brick, which has been painted. Typical of the period, the first-story openings hold large landscape windows composed of thirty-five lights. The slightly recessed openings are devoid of applied ornamentation. The main entry is centrally located, holding a wide sixteen-light and cross-panel wood door framed by wide louvered shutters. A similar door is symmetrically located on the second story, providing access to the porch, which is enclosed with ornately scrolled balusters of wrought iron. The smaller second-story openings, as well as those on the secondary elevations, have 8/8, double-hung sash windows with operable louvered shuttered and projecting wood sills. The shallow-pitched, hip roof is covered with square-butt slate shingles. The wide overhanging eaves have a plain soffit, narrow frieze, and ogee bed molding. A one-story wing projects from the side elevation. This original feature serves as a garage, accessible from the rear of the dwelling.

By 1960, this extreme northwestern portion of the Town was largely developed with single-family dwellings that followed the architectural precedents of the previous decade with regard to style, form, fenestration, and materials. The ranch house and split-level house continued to be the form of choice, although larger than traditionally constructed locally, and even the national norm, and often with Colonial Revival style and Modern

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Movement elements such as classically inspired surrounds and expansive picture windows. Large examples of the minimal traditional include 4015 Van Buren Street (1960). In addition, variations of the Cape Cod form are located in such areas as 4002 Van Buren Street (1967). The traditional two-and-one-half-story rectangular box form was erected during this period, although only minimally; a large model was built at 4001 Van Buren Street (1966). Examples of the split-level house, the most popular form built in this area in the 1960s, can be found at 3804 Calverton Drive (1960), 7019 Adelphi Road (1960), 7102 Wells Parkway (1960), 6912 40th Avenue (1962), and 7101 Adelphi Road (1965). A straightforward example of the ranch house, lying low to the ground with a strong horizontal emphasis, is located at 7110 Wells Parkway (1967).

Educational Facilities

The University Park Elementary School at 4315 Underwood Street (Section 6B, Block 22) is located on 4.64 acres of land, originally part of the Deakins farmstead. Constructed in 1978 as part of the Prince George's County Public School system, the building replaced the original 1928 school building that was demolished in the late 1970s to make way for the larger school. The sprawling one-story, brick school has a compound plan, minimal fenestration on the side elevations, a wide corrugated metal band encircling the building at the cornice line, and is topped by flat roof with shallow parapet wall. Reflecting elements of the Modern Movement, with its design devoid of decorative motifs and traditional references and its emphasis on geometrical forms, the building presents horizontality in its form and incorporates a walled courtyard with outdoor seating in its landscape plan at the southeast corner. In a departure from the building's limited use of ornamentation, a portion of the southeast elevation, near the main entrance, features colorful mosaic panels depicting students' artwork. A semi-circular concrete drive accessed from Underwood Street, near its intersection with Queens Chapel Road, provides drop off and loading space. The building features a playground to the north, as well as ball courts and fields. The University Park Elementary School is the only non-residential building located within the expansion area.

Alterations and Additions

Alterations and additions to the expansion area of the University Park Historic District, especially in the northern portion, are remarkably minimal. Most of the major alterations or additions are seen in the southern portion of the expansion area, where the dwellings are more modest in scale and size and may not accommodate growing families and their twenty-first-century needs. The most common alterations include the selected replacement of original materials, typically for maintenance purposes, as well as replacement of wood-sash or metal casement windows with vinyl windows. In a few instances, asphalt shingles have replaced the original slate shingles, but the pattern and texture created by the replacement shingles often evokes those original details. Some houses have been enlarged with modest rear and side additions that are typically not visible from the street and, thus, do not affect the integrity of the building's design as a whole. This is particularly true in those dwellings of the northern portion that have been enlarged, where the additions are located on rear elevations and, due to the expansive lot size, are not fully visible from the street. Alterations that have occurred have, for the most part, been sensitive to the original design, workmanship, and feeling of the neighborhood. When alterations have substantially changed the original form, style, scale, and massing of a building, it is identified as a non-contributing resource.

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Outbuildings

The secondary resources in the expansion area of the University Park Historic District primarily consist of garages and storage sheds. Garages were typically constructed at the time or shortly after houses were built, and reflect the same architectural design and details of the primary dwellings. This is primarily the result of the covenants in place, especially in the northern portion. Characteristically, the garages are one story in height and one bay in width with a concrete foundation, wood-frame construction, and have a front-gabled roof of asphalt shingles. The garages are generally located to the rear of the houses, along a side elevation, and are accessible by a paved driveway. In several cases, garages are incorporated into the dwelling as below-grade, one-car garages, accessed by concrete drives leading from the street. The garages are primarily fenestrated by multi-paneled, roll-up or double-leaf wood vehicular doors.

Several of the properties within the University Park Historic District expansion area, especially in the northern portion where the yards are more spacious, have freestanding sheds. These small, one-story resources are primarily located to the rear of the houses and are predominantly of wood-frame construction. Most of these are prefabricated and non-historic.

Existing Historic District Resources Dating from 1946 to 1960

As a result of the expansion of the existing University Park Historic District, with its new extended period of significance (1920-1960), a number of properties previously deemed not contributing due to their construction date (outside the established period of significance 1920-1945), are now considered contributing resources. Most of these properties were constructed in the mid 1940s and early 1950s in the later sections of the existing University Park Historic District, especially along Underwood, Van Buren, and Woodberry streets. The buildings now considered contributing because of their construction date, between 1945 and 1960, reflect the architectural styles of the mid-twentieth century, specifically that of the Colonial Revival. In most cases, Colonial Revival elements predominate on the traditional Cape Cod and two-and-one-half-story rectangular box. Most of these houses are modestly-scaled, detached, single-family dwellings with front and rear yards and gardens. Reflecting University Park's design as an automobile-oriented suburb, many of the properties include paved driveways to the side often leading to a single-car garage at the rear. In some cases, garages are incorporated into the dwelling as below-grade garages that are accessed from a drive leading from the street. Predominantly constructed of concrete block faced in a veneer of stretcher-bond bricks, these houses exhibit such character-defining features of the Colonial Revival style as simple gable roofs, symmetrically organized facades, double-hung multi-light wood windows, and ornamentation and detailing, usually of wood, applied to window and door openings, cornice lines and gable ends. In addition, roofs are often covered in slate, although, in many cases, these have been replaced by asphalt shingles of similar pattern and texture as the original. Examples of the Colonial Revival exhibiting the traditional Cape Cod form, with its one-and-one-half stories in height and covered by a steeply pitched side-gable roof include 4206 Van Buren Street (1948), 6708 44th Avenue (1946), 6710 44th Avenue, (c. 1946), and 6507 43rd Avenue (c. 1946). Additional examples of the Colonial Revival house, larger in scale, are located at 6711 44th Avenue (1947), 4204 Clagett Road (1952), 6909 44th Avenue (1949), 6906 Oakridge Road (1949), and 4124 Woodberry Street (1946). Rectangular in form, these expansive brick buildings are two stories in height with a central-passage plan, some enlarged with a subsidiary wing. Three bays wide, these houses are topped by side-gabled roofs covered in asphalt shingles and feature double-hung wood-sash windows, with openings framed by inoperable shutters.

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The only non-residential buildings of the existing University Park Historic District that qualify for inclusion within the expanded period of significance are the Riverdale Presbyterian Church at 6513 Queens Chapel Road and the University Park Church of the Brethren at 4413 Tuckerman Street. The Riverdale Presbyterian Church is a large, L-shaped building constructed of brick in the Colonial Revival style. The main block of the sanctuary, constructed in 1950, is oriented west towards Queens Chapel Road, while the educational wing to the east, constructed in 1954, faces 43rd Avenue. The building features a pedimented portico, Doric columns, an elaborate door surround, double-hung, and multi-pane windows with brick lintels and sills and limestone keystones. Other limestone accents include quoins at the building's corners and the heavy water table of the main block. Located to the southeast, at the southwest intersection of Tuckerman Street and Baltimore Avenue (Route 1), the University Park Church of the Brethren stands as a one-story brick building in a simplified Gothic Revival style. The building has a T-shaped plan, a cross-gabled roof covered with asphalt shingles, and is composed of two perpendicular wings. A central brick vestibule, topped with a wood and metal-clad spire, marks the church's main entry. The original church wing, located to the west, was constructed in 1927, while the sanctuary wing to the east and vestibule, were built in 1952.

Inventory

In the following inventory, all resources have been considered either contributing or non-contributing based upon the area of significance indicated under Criteria A and C under the themes of Architecture and/or Community Planning/Development, and based upon the period of significance that extends from 1920-1960. This period of significance was established through archival research necessary to establish an historic context and the on-site survey that identified resources to support that context. Additionally, although constructed within the period of significance, resources that do not retain sufficient integrity due to alterations and additions and therefore cannot represent the period and areas of significance have been deemed non-contributing. A property's integrity is based upon an evaluation of seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association.

Please note: the following inventory for the University Park Historic District (Boundary Expansion) has been broken into two: the first includes new resources to be added; the second includes properties erected after the original period of significance (1920-1945) established for the existing University Park Historic District resources. The contributing /non-contributing historic district status of these resources has been reassessed because of the new extended period of significance (1920-1960).

NEW RESOURCES TO BE ADDED TO UNIVERSITY PARK HISTORIC DISTRICT (BOUNDARY EXPANSION):

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
6703	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ aluminum siding at gable ends	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
6704	40th Avenue	Modern Movement/ Rectangular	1950	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6705	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6706	40th Avenue	Modern Movement/ Rectangular	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6707	40th Avenue	Modern Movement/ Ranch	1949	1	Brick veneer (painted)/ vinyl siding at gable ends	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 1990	1	Aluminum Siding	Shed	Gable, Front/ Asphalt Shingles	NC
6708	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 1990	1	Vertical board siding	Shed	Gable, Front/ Asphalt Shingles	NC
6709	40th Avenue	Modern Movement/ Rectangular	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 2000	1	Vertical board siding	Shed	Gambrel/ Asphalt Shingles	NC

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ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
6710	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick vener/ stone veneer/ weatherboard siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1949	1	Asbestos Shingles	Garage	Gable, Front/ Asphalt Shingles	C
6712	40th Avenue	Modern Movement/ Ranch	1950	1	Six-course American-bond brick vener (painted)/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style	c. 1970	1	Wooden Posts and metal mesh screen	Shed	Shed	NC
6714	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick vener/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	Brick veneer/ aluminum siding at gable ends	Garage	Gable, Front/ Asphalt Shingles	NC
6716	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick vener/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6800	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick vener/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 1990	1	Brick veneer	Shed	Gable, Front/ Asphalt Shingles	NC
6801	40th Avenue	Modern Movement/ Rectangular	1950	2	Six-course American-bond brick vener	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 2000	1	Vertical board siding	Shed	Gambrel/ Asphalt Shingles	NC
6802	40th Avenue	Modern Movement/ Ranch	1950	1	Brick veneer/ pressed stone vener, aluminum siding at gable ends	Dwelling	Gable, Side/ Asphalt Shingles	C
6802	40th Avenue	No Style/ Square	c. 1990	1	Vertical board siding	Shed	Shed/ Corrugated metal	NC
		Prefabricated/ No Style	c. 2000	1	Vinyl Siding	Shed	Gable, Side/ Asphalt Shingles	NC
6803	40th Avenue	Modern Movement/ Ranch	1950	1	Six-course American-bond brick vener	Dwelling	Gable, Side/ Asphalt Shingles	C
6804	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick vener	Dwelling	Gable, Side/ Asphalt Shingles	C

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		No Style/ Square	c. 2000	1	Cement block/ brick veneer, aluminum siding	Garage	Gable, Front/ Asphalt Shingles	NC
6805	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6806	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1980	1	Brick veneer/ vertical board siding	Garage	Gable, Front/ Asphalt Shingles	C
6807	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 2000	1	Vertical board siding	Shed	Gable, Side/ Asphalt Shingles	NC
6808	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ vinyl siding, vertical board siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1949	1	Brick veneer/ vertical board siding	Garage	Gable, Front/ Asphalt Shingles	C
6809	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer, aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6810	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6811	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6813	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer, vertical board siding at gable ends	Dwelling	Gable, Side/ Asphalt Shingles	C
6901	40th Avenue	Modern Movement/ Ranch	1949	1	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	Vertical board siding	Shed	Gable, Side/ Asphalt Shingles	NC
6902	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6903	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

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6904	40th Avenue	Colonial Revival/ form influenced by Split-Level and Ranch	1950	2	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6905	40th Avenue	Colonial Revival/ form influenced by Split-Level and Ranch	1949	2	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 2000	1	Vinyl Siding	Shed	Gambrel/ Asphalt Shingles	NC
6906	40th Avenue	Modern Movement/ Ranch	1950	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6907	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6908	40th Avenue	Colonial Revival/ form influenced by Split-Level	1949	2	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side, skewed/ Asphalt Shingles	C
6909	40th Avenue	Colonial Revival/ form influenced by Split-Level	1949	2	Six-course American-bond brick veneer/ stone veneer, aluminum siding	Dwelling	Gable, Side, skewed/ Asphalt Shingles	C
6910	40th Avenue	Modern Movement/ Rectangular	1950	2	Six-course American-bond brick veneer	Dwelling	Hipped, Gable, side/ Asphalt Shingles	C
6912	40th Avenue	Colonial Revival/ Split-Level	1962	2	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	NC
		No Style/ Prefabricated	c. 2000	1	Vertical Board Siding	Shed	Gambrel/ Asphalt Shingles	NC
7000	40th Avenue	Colonial Revival/ form influenced by Split-Level	1954	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
7001	40th Avenue	Colonial Revival/ Rectangular	1955	2	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
7002	40th Avenue	Colonial Revival/ form influenced by Split-Level	1955	2	Six-course American-bond brick veneer	Dwelling	Gable, Side with hipped projection/ Slate Shingles	C
7004	40th Avenue	Colonial Revival/ Rectangular	1956	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side with hipped projection/ Slate Shingles	C
7006	40th Avenue	Colonial Revival	1999	2	Brick veneer, vinyl siding	Dwelling	Gable, Cross/ Asphalt Shingles	NC
		No Style/ Square	c. 2000	1	Vinyl Siding	Garage	Gable, Side/ Asphalt Shingles	NC

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7008	40th Avenue	Colonial Revival/ Rectangular	1955	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
6702	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6703	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6704	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6705	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6706	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6707	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6708	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6709	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Hipped, Gable, side/ Asphalt Shingles	C
6710	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Hipped, Gable, side/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	T-111 Siding	Shed	Gable, Side/ Asphalt Shingles	C
6712	41st Avenue	Modern Movement/ Ranch	1950	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 2000	1	Vertical board siding	Shed	Gable, Side/ Asphalt Shingles	NC
N/A	Adelphi Road, east of, just north of Toledo Road	N/A	c. 1945	N/A	N/A	Site (parkland)	N/A	C
6701	Adelphi Road	Modern Movement/ Ranch	1949	1 with roof addition	Six-course Flemish-bond brick veneer/ vertical board siding, vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	NC
6703	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

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ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
		No Style/ Square	c. 1949	1	Vinyl Siding	Garage	Gable, Front/ Asphalt Shingles	C
6705	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1949	1	Asbestos Shingles	Garage	Gable, Front/ Asphalt Shingles	C
6707	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1949	1	Asbestos Shingles	Garage	Gable, Front/ Asphalt Shingles	C
6709	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 2000	1	Vertical board siding	Shed	Gambrel/ Asphalt Shingles	NC
6711	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer/ vertical board siding	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
		No Style/ Square	c. 1949	1	Six-course Flemish-bond brick veneer	Garage	Gable, Front/ Asphalt Shingles	C
6713	Adelphi Road	Modern Movement/ Ranch	1949	1	Brick veneer (painted)/ vinyl siding	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	Vertical board siding	Shed	Shed/ Asphalt Shingles	NC
6715	Adelphi Road	Modern Movement/ Ranch	1949	1	Brick veneer (painted)/ vinyl siding at gable ends	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
		No Style/ Square	c. 1970	1	Cement block	Garage	Flat/ Corrugated metal	NC
6801	Adelphi Road	Modern Movement/ Ranch	1949	1	Brick veneer/ stone veneer, vinyl siding at gable end	Dwelling	Gable, Side/ Asphalt Shingles	C
6803	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6805	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

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6807	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6809	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6809	Adelphi Road	No Style/ Square	c. 1949	1	Weatherboard Siding	Garage	Gable, Front/ Asphalt Shingles	C
6811	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6903	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6905	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer/stone veneer, vinyl siding at gable ends	Dwelling	Gable, Side/ Asphalt Shingles	C
6907	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6909	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer/stone veneer, vertical board siding	Dwelling	Gable, Side/ Asphalt Shingles	C
7003	Adelphi Road	Colonial Revival/ Cape Cod	1954	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
7005	Adelphi Road	Colonial Revival/ Cape Cod	1953	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 2000	1	Vertical board siding	Shed	Gambrel/ Asphalt Shingles	NC
7007	Adelphi Road	Colonial Revival/ Cape Cod	1953	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
7009	Adelphi Road	Colonial Revival/ Rectangular	c. 1946	1	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
7011	Adelphi Road	Colonial Revival/ Split- Level	1958	1	Stretch-bond brick veneer & Vertical Board Siding	Dwelling	Gable, Side/ Slate Shingles	C
7019	Adelphi Road	Colonial Revival/ Split- Level	1960	2	Stretcher-bond brick & Stone Veneer	Dwelling	Gable, Side/ Slate Shingles	C

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7101	Adelphi Road	Colonial Revival/ Minimal Traditional	1965	2	Stretcher-bond brick veneer	Dwelling	Gable, Side with front-gabled projection/ Slate Shingles	NC
7103	Adelphi Road	Colonial Revival/ Ranch	1973	1	Stretcher-bond brick & Stone Veneer	Dwelling	Gable, Side/ Asphalt Shingles	NC
		No Style/ Square	c. 1990	1	Plywood	Playhouse	Gable, Side/ Material Not Visible	NC
3901	Beechwood Road	Modern Movement/ Ranch	1949	1	Seven-course American-bond brick veneer/ stone veneer and vertical wood siding	Dwelling	Hipped/ Asphalt Shingles	C
3902	Beechwood Road	Modern Movement/ Ranch	1949	1 w/ 2nd story addition	Six-course American-bond brick veneer/ stone veneer, vertical wood siding, aluminum siding	Dwelling	Hipped w/ front gable/ Asphalt Shingles	NC
3903	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer and vertical wood siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/Prefabricated	c. 1995	1	Vertical Board Siding	Shed	Gable, Front/ Asphalt Shingles	NC
3904	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer and aluminum siding	Dwelling	Hipped/ Asphalt Shingles	C
3905	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer (painted)/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
3907	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
3909	Beechwood Road	Modern Movement/ Ranch	1949	1	Seven-course American-bond brick veneer/ stone veneer	Dwelling	Hipped with projecting front gable/ Asphalt Shingles	C
4000	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer, vertical wood siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/Prefabricated	c. 1995	1	Wood Weatherboard Siding	Shed	Gambrel/ Asphalt Shingles	NC
4001	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with vertical board siding	Dwelling	Gable, Side/ Asphalt Shingles	C

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4002	Beechwood Road	Modern Movement/ Ranch	1949	1	Brick veneer (painted)/ stone veer with vertical board siding and aluminum siding	Dwelling	Hipped/ Asphalt Shingles	C
		Vernacular/ Square	c. 2000	1	Butt edge wood siding	Shed	Gable, Side/ Asphalt Shingles	NC
4003	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer and aluminum siding	Dwelling	Hipped with projecting front gable/ Asphalt Shingles	C
		No Style/Prefabricated	c. 2000	1	Wood Weatherboard Siding	Shed	Gable, Side/ Asphalt Shingles	NC
4004	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with vertical board siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	1949	1	Stretcher-bond brick veneer with aluminum siding	Garage	Gable, Front/ Asphalt Shingles	C
4005	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with vertical board siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	1949	1	Clapboard Siding	Garage	Gable, Side/ Asphalt Shingles	C
4006	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with vertical board siding	Dwelling	Hipped/ Asphalt Shingles	C
4007	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with vertical board siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		Vernacular/ Square	c. 1950	1	Vertical board siding	Shed	Gable, Front/ Asphalt Shingles	C
4008	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with vertical board siding and aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
4009	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with vertical board siding	Dwelling	Hipped/ Asphalt Shingles	C
		No Style/ Square	c. 1949	1	Six-course American-bond brick veneer	Garage	Hipped/ Asphalt Shingles	C
4010	Beechwood Road	Colonial Revival/ Split- Level	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

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4011	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with vertical board siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1965	1	Aluminum Siding	Garage	Gable, Front/ Asphalt Shingles	NC
4012	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
		No Style/ Prefabricated	c. 1990	1	Metal	Shed	Gambrel/ Asphalt Shingles	NC
4013	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with aluminum siding	Dwelling	Hipped/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	Composite	Shed	Gambrel/ Asphalt Shingles	NC
4014	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4015	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American-bond brick veneer	Dwelling	Cross Gable/ Asphalt Shingles	C
4016	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American bond brick veneer with vinyl siding at gable ends	Dwelling	Gable, Side with projection front gable/ Asphalt Shingles	C
4017	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Prefabricated	c. 2000	1	Vertical Board Siding	Shed	Gable, Front/ Asphalt Shingles	NC
4018	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Prefabricated	c. 2000	1	Vertical Board Siding	Shed	Gambrel/ Asphalt Shingles	NC
4019	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side with projection front gable/ Asphalt Shingles	C
4021	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

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4023	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American-bond brick veneer with aluminum siding at gable ends	Dwelling	Gable, Side with projection front gable/ Asphalt Shingles	C
4102	Beechwood Road	Colonial Revival & Tudor Revival influence/ Rectangular	1952	1.5	Brick veneer/ stone veneer	Dwelling	Gable, Cross/ Asphalt Shingles	C
		Vernacular/ Square	c. 1955	1	Brick veneer/ stone veneer	Garage	Gable, Front with cupola/ Asphalt Shingles	C
4103	Beechwood Road	Colonial Revival/ Minimal Traditional	1954	1 with roof addition	Six-course American-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
4104	Beechwood Road	Colonial Revival/ Cape Cod	1949	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4106	Beechwood Road	Colonial Revival/ Cape Cod	1954	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
3800	Calverton Drive	Colonial Revival/ Rectangular	1992	2.5	Stucco	Dwelling	Gable, Side with front-gabled projections/ Asphalt Shingles	NC
3801	Calverton Drive	Colonial Revival/ Split-Level	1958	2	Stretcher-bond brick & Aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Prefabricated	c. 2000	1	Wood Weatherboard Siding	Shed	Gable, Side/ Asphalt Shingles	NC
3802	Calverton Drive	Colonial Revival/ Form influenced by Cape Cod	1957	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
3803	Calverton Drive	Colonial Revival/ Rectangular	1954	2	Stone Veneer, Wood weatherboard Siding Stretcher-bond brick &	Dwelling	Gable, Side/ Slate Shingles	C
3804	Calverton Drive	Colonial Revival/ Split-Level	1960	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
3806	Calverton Drive	Colonial Revival/ Rectangular	1959	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
6902	Chansory Lane	Colonial Revival/ Rectangular	1973	2	Stretcher-bond brick veneer & Vertical Board Siding	Dwelling	Gable, Side/Slate Shingles	NC
7011	Chansory Lane	Colonial Revival/ Cape Cod	1949	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C

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3906	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer and vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1970	1	Brick veneer	Garage	Gable, Front, Asphalt Shingles	NC
4000	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	Aluminum Siding	Shed	Saltbox/ Asphalt Shingles	NC
4002	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4003	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4004	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4005	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	Metal	Shed	Gable, Front/ Asphalt Shingles	NC
4007	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
4009	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
4011	College Heights Drive	Modern Movement/ Rectangular	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4013	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4100	College Heights Drive	Modern Movement/ Rectangular	1949	2	Six-course American-bond brick veneer	Dwelling	Hipped/ Asphalt Shingles	C
4101	College Heights Drive	Modern Movement/ Ranch	1949	1 with roof addition	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	NC
4102	College Heights Drive	No Style/ Rectangular	1948	2	Six-course American-bond brick veneer/ stone veneer and aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	NC

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		No Style/Prefabricated	c. 2000	1	T-111 Siding	Shed	Saltbox/ Asphalt Shingles	NC
4103	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
4104	College Heights Drive	Modern Movement/ Ranch	1948	1	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 2000	1	Brick veneer/ vinyl siding at gable end	Garage	Gable, Front/ Asphalt Shingles	NC
4105	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4107	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4201	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4202	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4203	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/Prefabricated	c. 2000	1	Vertical board siding	Shed	Gable, Side/ Asphalt Shingles	NC
4206	College Heights Drive	Modern Movement/ Ranch	1950	1	Six-course American-bond brick veneer/ vinyl siding at gable ends	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
4207	College Heights Drive	Colonial Revival/ Cape Cod	1954	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4208	College Heights Drive	Modern Movement/ Ranch	1954	1	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
4300	College Heights Drive	Colonial Revival/ Minimal Traditional	c. 1950	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
6701	Forest Hill Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6702	Forest Hill Drive	Modern Movement/ Ranch	1948	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

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		No Style/Square		1	Open Sides	Shed	Gable, Front/ Asphalt Shingles	NC
6703	Forest Hill Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6704	Forest Hill Drive	Modern Movement/ Ranch	1948	1	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6705	Forest Hill Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6706	Forest Hill Drive	Modern Movement/ Ranch	1948	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6707	Forest Hill Drive	Modern Movement/ Ranch	c. 1950	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6708	Forest Hill Drive	Modern Movement/ Ranch	1951	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6709	Forest Hill Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6801	Forest Hill Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6803	Forest Hill Drive	Colonial Revival/ form influenced by Split-Level	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side with projecting front skewed gable/ Asphalt Shingles	C
6805	Forest Hill Drive	Colonial Revival/ Split-Level	1952	2	Stretcher-bond brick veneer & Vinyl siding	Dwelling	Hipped/ Rubber Shingles	C
6900	Forest Hill Drive	Colonial Revival/ Minimal Traditional	1955	1.5	Six-course American-bond brick veneer, Stone veneer, Weatherboard siding	Dwelling	Gable, Side with front gabled projections/ Slate Shingles	C
6901	Forest Hill Drive	Colonial Revival/ Minimal Traditional	1955	1.5	Seven-course American-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
6902	Forest Hill Drive	Colonial Revival/ Rectangular	1950	2	Seven-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
6903	Forest Hill Drive	Colonial Revival/ Rectangular	1953	2	Beaded Wood Weatherboard siding	Dwelling	Gable, Front/ Slate Shingles	C
6904	Forest Hill Drive	Colonial Revival/ Rectangular	1953	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C

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		No Style/ Prefabricated	c 1995	1	Wood Weatherboard Siding	Shed	Gable, Side/ Asphalt Shingles	NC
6905	Forest Hill Drive	Colonial Revival/ Rectangular	1953	2	Stretcher-bond brick veneer	Dwelling	Hipped/ Slate Shingles	C
6907	Forest Hill Drive	Colonial Revival/ Rectangular	1954	1.5	Stone Veneer	Dwelling	Gambrel/ Asphalt Shingles	C
6909	Forest Hill Drive	Italian Renaissance (revival)/ Rectangular	1956	2	Stretcher-bond brick veneer	Dwelling	Hipped/ Slate Shingles	C
7000	Forest Hill Drive	Colonial Revival/ Rectangular	1952	1.5	Stone Veneer, Weatherboard & Aluminum Sidings	Dwelling	Gable, Side/ Slate Shingles	C
		Colonial Revival/ Rectangular	1952	1	Wood Weatherboard Siding	Shed	Gable, Side/ Slate Shingles	C
7001	Forest Hill Drive	Colonial Revival/ Rectangular	1952	2	Five-course American-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
7004	Forest Hill Drive	Colonial Revival/ Form influenced by Cape Cod	1952	1.5	Seven-course American-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
		No Style/ Square	1952	1	Stretcher-bond brick & Aluminum siding	Garage	Gable, Front/ Slate Shingles	C
7005	Forest Hill Drive	Colonial Revival/ Form influenced by Cape Cod	1951	1.5	Five-course American-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
7006	Forest Hill Drive	Colonial Revival/ Form influenced by Cape Cod	1952	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
7007	Forest Hill Drive	Colonial Revival/ Ranch	1952	1	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Prefabricated	c. 1990	1	Vertical Board Siding	Shed	Shed, Asphalt Shingles	NC
7009	Forest Hill Drive	Eclectic/ Irregular	1985	2	Stucco, Stretcher-bond brick veneer	Dwelling	Hipped/ Asphalt Shingles	NC
7010	Forest Hill Drive	Classical Revival/ Rectangular	1950	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
7011	Forest Hill Drive	Colonial Revival/ Rectangular	1952	2	Five-course American-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
3900	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

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3901	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
3902	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
3903	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/Prefabricated	c. 2000	1	Metal	Shed	Gable, Front/ Asphalt Shingles	NC
4002	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4003	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4004	Underwood Street	Colonial Revival/ form influenced by Split-Level	1950	2	Six-course American-bond brick veneer/ aluminum siding at gable ends	Dwelling	Gable, Side with projecting skewed front gable/ Asphalt Shingles	C
4005	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer, vinyl siding at gable ends	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	Vinyl Siding	Shed	Gable, Side/ Asphalt Shingles	NC
4006	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4007	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4008	Underwood Street	Modern Movement/ Ranch	1948	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4010	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	Metal	Shed	Gable, Front/ Metal	NC
4012	Underwood Street	Colonial Revival/ form influenced by Split-Level	1950	2	Six-course American-bond brick veneer/ aluminum siding at gable ends	Dwelling	Gable, Side with projecting skewed front gable/ Asphalt Shingles	C

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4100	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 2000	1	Vinyl Siding	Shed	Gable, Side/ Asphalt Shingles	NC
4101	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Hipped/ Asphalt Shingles	C
4102	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4103	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4104	Underwood Street	Colonial Revival/ form influenced by Split-Level	1950	1	Six-course American-bond brick veneer	Dwelling	Gable, Side with projecting front skewed gable/ Asphalt Shingles	C
4200	Underwood Street	Colonial Revival/ Minimal Traditional	1950	1.5	Stretcher-bond brick veneer/ vinyl siding	Dwelling	Gable, Side with projection front gable/ Asphalt Shingles	C
		No Style/Prefabricated	c. 2000	1	Vertical board siding	Shed	Saltbox/ Corrugated Metal	NC
4203	Underwood Street	Colonial Revival/ Cape Cod	1954	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4204	Underwood Street	Colonial Revival/ Cape Cod	1951	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4205	Underwood Street	Colonial Revival/ Cape Cod	1950	1.5	Stretcher-bond brick veneer/ wood siding at gable ends	Dwelling	Gable, Cross/ Asphalt Shingles	C
4206	Underwood Street	Colonial Revival/ Cape Cod	1955	1	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4207	Underwood Street	Colonial Revival/ Cape Cod	1950	1.5 with roof addition	Stretcher-bond brick veneer/ stone veneer, wood shingles	Dwelling	Gable, Side with projecting front gable	C
4208	Underwood Street	Colonial Revival/ Cape Cod	1953	1.5	Stretcher-bond brick veneer/ stone veneer, wood shingles	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
4209	Underwood Street	Colonial Revival/ Cape Cod	1950	1.5 with roof addition	Stretcher-bond brick veneer/ wood siding	Dwelling	Gable, Side/ Asphalt Shingles	C

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4210	Underwood Street	Colonial Revival/ Cape Cod	1950	1.5 with roof addition	Six-course American-bond brick veneer/ stone veneer, vinyl siding	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
4211	Underwood Street	Colonial Revival/ Cape Cod	1950	1.5	Stretcher-bond brick veneer/ wood siding	Dwelling	Gable, Side/ Asphalt Shingles	C
4212	Underwood Street	Colonial Revival/ Cape Cod	1951	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
4214	Underwood Street	Colonial Revival/ Cape Cod	1951	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4216	Underwood Street	Colonial Revival/ Cape Cod	1951	1.5	Five-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Rectangular	c. 2000	1	Vertical board siding	Shed	Saltbox/ Asphalt Shingles	NC
4301	Underwood Street	Colonial Revival/ Rectangular	1946	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4303	Underwood Street	Colonial Revival/ Rectangular	1946	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4305	Underwood Street	Colonial Revival/ Rectangular	1946	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4307	Underwood Street	Colonial Revival/ Rectangular	1946	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	NC
4309	Underwood Street	Colonial Revival/ Rectangular	1946	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4311	Underwood Street	Colonial Revival/ Rectangular	1946	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4315	Underwood Street	Modern Movement/ Complex-Irregular	1978	1	Brick veneer	Elementary School	Shallow Shed/ Composite	NC
3900	Van Buren Street	Colonial Revival/ Minimal Traditional	1954	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
3901	Van Buren Street	Colonial Revival/ Minimal Traditional	1965	1	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asbestos Shingles	NC
4001	Van Buren Street	Colonial Revival/ Rectangular	1966	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	NC

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4002	Van Buren Street	Colonial Revival/ Minimal Traditional	1967	1	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	NC
4003	Van Buren Street	Colonial Revival/ Minimal Traditional	1957	1	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
4004	Van Buren Street	Colonial Revival/ Form influenced by Cape Cod	1957	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
4005	Van Buren Street	Colonial Revival/ Split-Level	1956	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
4007	Van Buren Street	Colonial Revival/ Split-Level	1959	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
4009	Van Buren Street	Colonial Revival/ Split-Level	1956	2	Stretcher-bond brick veneer	Dwelling	Hipped/ Slate Shingles	C
4010	Van Buren Street	Colonial Revival/ Split-Level	1956	2	Stretcher-bond brick veneer	Dwelling	Gable, Side with front gabled projections/ Slate Shingles	C
4011	Van Buren Street	Colonial Revival/ Rectangular	1955	2	Five-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4012	Van Buren Street	Colonial Revival/ Minimal Traditional	1957	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
4013	Van Buren Street	Colonial Revival/ Rectangular	1957	2	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
4015	Van Buren Street	Colonial Revival/ Minimal Traditional	1960	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
4100	Van Buren Street	Colonial Revival/ Minimal Traditional	1952	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/Prefabricated	c. 1990	1	Wood Composite	Shed	Gable, Side/ Asphalt Shingles	NC
4101	Van Buren Street	Colonial Revival/ form influenced by Split-Level	1958	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4102	Van Buren Street	Colonial Revival/ Cape Cod	1950	1.5	Six-course Flemish-bond brick veneer/ wood siding at dormers	Dwelling	Gable, Side/ Asphalt Shingles	C
4103	Van Buren Street	Colonial Revival/ Cape Cod	1952	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

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4104	Van Buren Street	Colonial Revival/ Cape Cod	1950	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4105	Van Buren Street	Modern Movement/ Ranch	1958	1	Stretcher-bond brick veneer/ stone veneer, vinyl siding	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
4106	Van Buren Street	Colonial Revival/ Rectangular	1948	2.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4107	Van Buren Street	Colonial Revival/ Rectangular	1950	2	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4108	Van Buren Street	Colonial Revival/ Cape Cod	1950	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6600	Wells Parkway	Modern Movement/ Ranch	1950	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6601	Wells Parkway	Modern Movement/ Ranch	1950	1	Stretcher-bond brick veneer	Dwelling	Hipped/ Asphalt Shingles	C
		No Style/Prefabricated	c. 2000	1	Vinyl Siding	Shed	Saltbox/ Asphalt Shingles	NC
6602	Wells Parkway	Modern Movement/ Ranch	1950	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	C. 1950	1	Brick veneer/ aluminum siding at gable ends	Garage	Gable, Front/ Asphalt Shingles	C
6603	Wells Parkway	Colonial Revival/ Minimal Traditional	1950	1	Six-course Flemish-bond brick veneer/ stone quoins	Dwelling	Hipped/ Asphalt Shingles	C
		No Style/ Square	c. 2000	1	Vertical Board Siding	Shed	Gable, Side/ Asphalt Shingles	NC
6604	Wells Parkway	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6605	Wells Parkway	Colonial Revival/ Form influenced by Cape Cod	1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
6606	Wells Parkway	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6607	Wells Parkway	Colonial Revival/ Minimal Traditional	1950	1	Stretcher-bond brick veneer	Dwelling	Hipped/ Asphalt Shingles	C

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6609	Wells Parkway	Colonial Revival/ Minimal Traditional	1950	1	Six-course Flemish-bond brick veneer/ stone quoins	Dwelling	Hipped/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 1995		Vertical board siding	Shed	Gambrel/ Asphalt Shingles	NC
6611	Wells Parkway	Colonial Revival/ Minimal Traditional	1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Slate Shingles	C
6701	Wells Parkway	Colonial Revival/ Cape Cod	1951	1.5	Five-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6702	Wells Parkway	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6703	Wells Parkway	Colonial Revival/ Cape Cod	1951	1.5	Five-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1951	1	Five-course Flemish-bond brick veneer	Garage	Gable, Front/ Asphalt Shingles	C
6704	Wells Parkway	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6705	Wells Parkway	Colonial Revival/ Rectangular	1952	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6707	Wells Parkway	Colonial Revival/ Minimal Traditional	1950	1	Six-course American-bond brick veneer/ stone veneer, aluminum siding at gable ends	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
		No Style/ Square	c. 1955	1	Brick veneer	Garage	Gable, Front with cupola/ Asphalt Shingles	C
6711	Wells Parkway	Modern Movement/ Ranch	1950	1	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/Prefabricated	c. 2000	1	T-111 Siding	Shed	Saltbox/ Asphalt Shingles	NC
6801	Wells Parkway	Modern Movement/ Ranch	1952	1	Five-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6802	Wells Parkway	Modern Movement/ Ranch	1950	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1995	1	Stretcher-bond brick veneer	Shed	Gable, Front/ Asphalt Shingles	NC

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6803	Wells Parkway	Colonial Revival/ Minimal Traditional	1952	1	Six-course American-bond brick veneer	Dwelling	Gable, Side with projecting front/ Asphalt Shingles	C
6804	Wells Parkway	Modern Movement/ Ranch	1950	1	Six-course American-bond brick veneer (painted)/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1970	1	Concrete block with vertical board siding at gable end	Shed	Gable, Front/ Asphalt Shingles	NC
6805	Wells Parkway	Colonial Revival/ Cape Cod	1950	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side with projection front gable/ Asphalt Shingles	C
6806	Wells Parkway	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer (painted)/ stone veneer and vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6808	Wells Parkway	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer (painted)/ stone veneer and aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6810	Wells Parkway	Modern Movement/ Ranch	1949	1	Brick veneer (painted)/ stone veneer and vertical board siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6812	Wells Parkway	Colonial Revival/ Minimal Traditional	1957	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Rubber Shingles	C
		No Style/Square	c. 2000	1	Vertical Board Siding	Playhouse	Gable, Side/ Material Not Visible	NC
6900	Wells Parkway	Colonial Revival/ Rectangular	1959	2	Stretcher-bond brick veneer & Vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6901	Wells Parkway	Colonial Revival/ Cape Cod	1953	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/Prefabricated	c. 1990	1	Wood Panels	Shed	Gambrel/ Asphalt Shingles	NC
6902	Wells Parkway	Colonial Revival/ Split-Level	1956	2	Seven-course American-bond brick veneer	Dwelling	Gable, Side/Slate Shingles	C
6904	Wells Parkway	Colonial Revival/ Minimal Traditional	1960	1	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
6906	Wells Parkway	Colonial Revival/ Rectangular	1954	2	Five-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6908	Wells Parkway	Colonial Revival/ Minimal Traditional	1954	1	Stretcher-bond brick & Stone Veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

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6910	Wells Parkway	Colonial Revival & Modernistic: Streamline Moderne/ Cape Cod	1942	1	Stucco	Dwelling	Gable, Side/ Terracotta tile	C
6912	Wells Parkway	Colonial Revival/ Minimal Traditional	1947	1	Brick (painted) & Vertical board	Dwelling	Gable, Side/ Slate Shingles	C
7004	Wells Parkway	Colonial Revival/ Form influenced by Cape Cod	1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
7006	Wells Parkway	Colonial Revival/ Minimal Traditional	1952	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
7008	Wells Parkway	Colonial Revival/ Split-Level	1956	2	Stone Veneer & Stretcher-bond brick veneer	Dwelling	Gable, Side with front-gabled projection/ Asphalt Shingles	C
7010	Wells Parkway	Colonial Revival/ Ranch	1949	1	Seven-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
7012	Wells Parkway	Colonial Revival/ Form influenced by Cape Cod	1951	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
7102	Wells Parkway	Colonial Revival/ Split-Level	1960	2	Stretcher-bond brick veneer	Dwelling	Gable, Cross/ Slate Shingles	C
7106	Wells Parkway	Colonial Revival/ Form influenced by Cape Cod	1956	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
7108	Wells Parkway	Colonial Revival/ Split-Level	1964	2	Stretcher-bond brick veneer	Dwelling	Gable, Front with side-gabled wings/ Asphalt Shingles	NC
7110	Wells Parkway	Modern Movement/ Ranch	1967	1	Stretcher-bond brick veneer	Dwelling	Hipped/ Asphalt Shingles	NC

EXISTING HISTORIC DISTRICT RESOURCES WITH CHANGES TO THE CONTRIBUTING/NON-CONTRIBUTING STATUS:

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
6507	43rd Avenue	Colonial Revival/Cape Cod	c. 1946	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C

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6509	43rd Avenue	Colonial Revival/Cape Cod	c. 1946	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6602	44th Avenue	Colonial Revival/Rectangular	1958	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6705	44th Avenue	Colonial Revival/Cape Cod	1947	1.5	Seven-course American-bond brick veneer	Dwelling	Gable, Side with projecting front gable/Asphalt Shingles	C
6708	44th Avenue	Colonial Revival/Cape Cod	1946	1.5	Brick veneer (painted)	Dwelling	Gable, Side/Asphalt Shingles	C
6709	44th Avenue	Colonial Revival/Rectangular	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6710	44th Avenue	Colonial Revival/Cape Cod	1945	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6711	44th Avenue	Colonial Revival/Rectangular	1947	2	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4204	Clagett Road	Colonial Revival/Rectangular	1953	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4327	Clagett Road	Colonial Revival/Rectangular	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4310	Clagett-Pineway	Colonial Revival/Rectangular	1946	2.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4316	Clagett-Pineway	Dutch Colonial Revival/Rectangular	1959	1.5	Brick Veneer (painted)	Dwelling	Gambrel/Slate Shingles	C
4401	College Heights Drive	Colonial Revival/Rectangular	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4406	Holly Hill Road	Colonial Revival/Rectangular	1953	1	Brick veneer (painted)	Dwelling	Gable, Side/Asphalt Shingles (with extension)	C
6900	Oakridge Road	Colonial Revival/Rectangular	1951	1.5	Brick veneer (painted)	Dwelling	Gable, Side with front projection/Slate Shingles (with extension)	C
6906	Oakridge Road	Colonial Revival/Rectangular	1949	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C

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6914	Oakridge Road	Colonial Revival/form influenced by Cape Cod	c.1950	1.5	Brick veneer with stone veneer trim around entry	Dwelling	Gable, Side/Slate Shingles	C
6817	Pineway	Colonial Revival/Rectangular	1946	2	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Singles	C
6821	Pineway	Colonial Revival/form influenced by Cape Cod	1951	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Singles	C
6828	Pineway	Colonial Revival/form influenced by Cape Cod	1957	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6830	Pineway	Colonial Revival/form influenced by Cape Cod	1954	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side with front projection/Asphalt Shingles	C
6832	Pineway	Colonial Revival/form influenced by Cape Cod	1956	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6904	Pineway	Colonial Revival/Minimal Traditional	c. 1950	1.5	Wood Siding	Dwelling	Gable, Side with front projections/Asphalt Shingles	C
6905	Pineway	Colonial Revival/Rectangular	c. 1950	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Slate Shingles	C
6907	Pineway	Colonial Revival/Rectangular	c. 1950	2	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6924	Pineway	Colonial Revival/Rectangular	1952	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Slate Shingles	C
6930	Pineway	Colonial Revival with influence of Neoclassical/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side with front projection/Asphalt Shingles	C
6302	Queens Chapel Road	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side with front projection/Asphalt Shingles	C
6309	Queens Chapel Road	Colonial Revival/form influenced by Cape Cod	1950	1.5	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6402	Queens Chapel Road	Colonial Revival/Rectangular	1935	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6506	Queens Chapel Road	Colonial Revival/Split Level	c. 1948	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C

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6508	Queens Chapel Road	Colonial Revival/Split Level	c. 1948	2	Brick veneer (painted)	Dwelling	Gable, Side/Asphalt Shingles	C
6510	Queens Chapel Road	Colonial Revival/Rectangular	c. 1948	2	Brick veneer/aluminum siding	Dwelling	Gable, Side/Asphalt Shingles	C
6512	Queens Chapel Road	Colonial Revival/Minimal Traditional	c. 1948	1	Six-course Flemish-bond brick veneer	Dwelling	Hipped/Asphalt Shingles	C
6513	Queens Chapel Road	Colonial Revival	1950/1954	1 with 2.5 wing	Brick with stone quoins	Church (Riverdale Pres. Church)	Gable, Front with projecting gable/Asphalt Shingles (cross-gable addition)	C
6702	Queens Chapel Road	Colonial Revival/form influenced by Cape Cod	c. 1960	1	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6704	Queens Chapel Road	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6710	Queens Chapel Road	Colonial Revival/influenced by Minimal Traditional	c. 1950	1.5	Brick veneer with stone veneer	Dwelling	Gable, Side with projecting front gable/Asphalt Shingles	C
6713	Queens Chapel Road	Colonial Revival/influenced by Tudor	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Cross/Asphalt Shingles	C
4311	Tuckerman Street	Colonial Revival/Rectangular	c. 1946	2	Wood Siding	Dwelling	Gable, Front/Asphalt Shingles	C
4410	Tuckerman Street	Colonial Revival/Cape Cod	1950	1.5	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4413	Tuckerman Street	Gothic Revival (simplified)	1927/1952	1	Brick veneer	Church (Church of the Brethren)	Gable, Cross with projecting front gable/Asphalt Shingles	C
4302	Underwood Street	Colonial Revival/influence by Minimal Traditional	c. 1946	1.5	Brick veneer/stone veneer	Dwelling	Gable, Side with front projection/Slate Shingles	C
4304	Underwood Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4306	Underwood Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C

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4308	Underwood Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4310	Underwood Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4312	Underwood Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4318	Underwood Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4320	Underwood Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4322	Underwood Street	Colonial Revival/Rectangular	c. 1946	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4324	Underwood Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4326	Underwood Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4328	Underwood Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4417	Underwood Street	Colonial Revival/Rectangular	c. 1950	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4419	Underwood Street	Colonial Revival/Rectangular	c. 1950	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4200	Van Buren Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4201	Van Buren Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4202	Van Buren Street	Colonial Revival/Minimal Traditional with ranch house influence	c. 1950	1	Stretcher-bond brick veneer	Dwelling	Gable, Side with projecting front gables/Asphalt Shingles	C
4203	Van Buren Street	Colonial Revival/Minimal Traditional	c. 1946	1.5	Brick veneer	Dwelling	Gable, Side with projecting front/Asphalt Shingles	C
4204	Van Buren Street	Colonial Revival/Minimal Traditional with ranch house influence	c. 1950	1	Stretcher-bond brick veneer	Dwelling	Gable, Side with projecting front gables/Asphalt	C

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							Shingles	
4205	Van Buren Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4206	Van Buren Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4207	Van Buren Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4209	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4210	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4211	Van Buren Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4212	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4213	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4214	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer/wood siding	Dwelling	Gable, Side/Asphalt Shingles	C
4215	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side with projecting front/Slate Shingles	C
4216	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4218	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4219	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer with stone accents and around entry	Dwelling	Gable, Side/Slate Shingles	C
4437	Wells Parkway	Colonial Revival/Cape Cod	c. 1950	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4443	Wells Parkway	Colonial Revival/Cape Cod	c. 1950	1.5	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C

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4445	Wells Parkway	Colonial Revival/Cape Cod	c. 1950	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6905	Wells Parkway	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6907	Wells Parkway	Colonial Revival/Minimal Traditional	c. 1950	1.5	Stretcher-bond brick veneer/stone veneer	Dwelling	Gable, Side with projecting front/Asphalt Shingles	C
4101	Woodberry Street	Colonial Revival/Minimal Traditional	c. 1950	1.5	Brick veneer	Dwelling	Gable, Side with projecting front/Asphalt Shingles	C
4102	Woodberry Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4103	Woodberry Street	Colonial Revival/Cape Cod	c. 1950	1.5	Stone veneer	Dwelling	Gable, Side/Slate Shingles	C
4104	Woodberry Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4105	Woodberry Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4106	Woodberry Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side with projecting front/Slate Shingles	C
4107	Woodberry Street	Colonial Revival/Rectangular	c. 1950	2	Stretcher-bond brick veneer	Dwelling	Hipped/Slate Shingles	C
4108	Woodberry Street	Colonial Revival/influence of split- level	c. 1950	2	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Slate Shingles	C
4109	Woodberry Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Brick veneer	Dwelling	Gable, Side with projecting front/Asphalt Shingles	C
4110	Woodberry Street	Colonial Revival/Rectangular	c. 1950	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4114	Woodberry Street	Colonial Revival/Rectangular	c. 1950	2	Six-course American-bond brick veneer	Dwelling	Hipped/Asphalt Shingles	
4115	Woodberry Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4116	Woodberry Street	Colonial Revival/Minimal Traditional	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side with projecting	C

PG: 66-29

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ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
							front/Asphalt Shingles	
4117	Woodberry Street	Colonial Revival/Rectangular	c. 1950	2	Stone veneer/aluminum siding	Dwelling	Gable, Side/Asphalt Shingles	C
4119	Woodberry Street	Colonial Revival/Minimal Traditional with ranch house influence	c. 1950	1	Brick veneer/stone veneer	Dwelling	Gable, Side with projecting front/Slate Shingles	C
4124	Woodberry Street	Colonial Revival/Rectangular	c. 1950	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4201	Woodberry Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4202	Woodberry Street	Colonial Revival/Rectangular	c. 1950	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4204	Woodberry Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4206	Woodberry Street	Colonial Revival/Rectangular	c. 1946	2	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1920-1960

Significant Dates

1920, 1938, 1954

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

University Park Homes, Inc.

Polinger, Milton

Polinger, Howard

College Heights Estates, Inc.

Seidenspinner, Arthur

Bien, Van Tuyl Hart

Lippert, Frederick S.

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Period of Significance (justification)

As a result of this expansion, the period of significance for the University Park Historic District now extends from 1920 to 1960, capturing the full development of the larger neighborhood, its subdivisions, resubdivisions, and expansion of the town's municipal boundaries. The period of significance for the existing University Park Historic District, which was listed in 1996, was 1920 to 1945. The change in the period of significance allows for inclusion of the thirteen subdivisions and resubdivisions located in the northwestern portion of the Town of University Park that were platted between 1938 and 1954. The greatest period of construction/development, peaking in the late 1940s and early 1950s, ceased in the early 1960s. Moreover, the few buildings constructed after 1960 do not reflect the historic context of the overall historic district, and introduce new building forms and modified architectural styles that are not consistent with those constructed during the peak building years.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The expansion of the University Park Historic District continues the significant historic context of one of the most intact residential automobile suburbs in Prince George's County and illuminates the assimilation of mid-twentieth-century architectural trends within the larger University Park neighborhood. The expansion area, a fusion of thirteen subdivisions platted between 1938 and 1954, reflects the nationwide changes from the pre-war years through the mid-twentieth century as residential building forms, styles, and materials reacted to significant events, such as changes in modes of transportation, the effects of World War II, and the burgeoning populace of Prince George's County. The suburban plan of the neighborhood was intended to accommodate the automobile, which directly affected the design of streets, houses, garages, yards, and the neighborhood's location along well traveled arterial roads. Predominantly built as speculative housing by the private real estate development companies of University Park Homes, Inc., and College Heights Estates, Inc., the area reflects the design ideals of the leading partners, most notably Arthur Seidenspinner of College Heights Estates, Inc., and brothers Howard and Milton Polinger of University Park Homes, Inc. The extreme northwestern corner of the town, developed by College Heights Estates, Inc., targeted a more affluent client than the middle-class resident intended as homeowners by University Park Homes, Inc., offering more expansive lots and dwellings than those found in the adjoining Polinger subdivisions to the south. Although the northern portion of the expansion area required conformity to an established set of covenants, the area's southern portion, not only planned but also largely built by the Polingers, reflected distinct planning and design standards that were only possible with the continual oversight and involvement of the developers. As a result, whether constructed within the first platted area of 1938 or in the later subdivisions in the 1950s, the houses within the expansion area display an overall compatibility of styles, massing, scale, materials, and siting that allows for a comprehensive study of post-World War II residential architecture in a local context. As a whole, the expansion area not only reflects early land patterns and ownerships of the vicinity, but also completes the municipal boundaries of the Town of University Park, blending the individual parts into a well-defined community.

The University Park Historic District, originally listed in 1996 and as expanded therein, meets National Register criteria A and C, and is significant under the themes of architecture and community planning/development. The

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original period of significance extending from 1920 to 1945 has been extended to 1960 to better represent the full development of the community. Augmenting the existing historic district, the University Park Historic District expansion area is being nominated under the Multiple Property document, *Historic Residential Suburbs in the United States, 1830-1960* (National Park Service, 2002) as representative of Post-World War II and Early Freeway Suburbs, 1945-1960, adding to the existing historic district's representation of the subtype Early Automobile Suburbs, 1908-1945.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The University Park Historic District expansion area is eligible for listing in the National Register of Historic Places under the Criterion A as an excellent example of **Community Planning and Development**.

A planned community and automobile suburb, the University Park Historic District expansion area catered to the largely middle-class suburban population of Washington, D.C., that spread to Prince George's County in the mid-twentieth century. The supremacy of the automobile, a dominant feature in residents' lives at the time, was reflected in the design of the streets, houses, and yards, as well as the neighborhood's location along newly improved, well traveled arterial roads, such as Adelphi Road (formerly Colesville Road), which was fully paved in the mid-twentieth century. Besides providing the western boundary of the Deakins property since the late nineteenth century, these arterial roads connected to Washington, D.C., to the south, and, running northwest through Prince George's County, to Colesville in eastern Montgomery County. The dwellings in the expansion area included paved driveways, freestanding or attached/integrated garages, and houses with side entrances and paved walkways that lead directly from the garage/driveways to the kitchen/service areas. Instead of following the geometric radial and axial plans of surrounding neighborhoods, which allowed easy access for commuter traffic, the streets of the expansion area continued to incorporate the curvilinear streets seen in the already established subdivisions of University Park to the south and southeast, seamlessly extending the neighborhood's street patterns. These curvilinear streets followed the natural topography of the landscape, providing undulating vistas, and creating cul-de-sacs and several triangular and semicircular residential blocks. The area's street grid, as laid out by the real estate development companies of University Park, Inc. and affiliates, and College Heights Estates, Inc., ensured a suburban environment that offered privacy and little through-traffic.

Full-scale development of the expansion area, commencing with the end of World War II, once the shortage of building materials eased, soon escalated in the post-war years and reflected the newest modern amenities that proved affordable and attractive to prospective buyers. With many of the dwellings built as speculative ventures, or model houses, by University Park Homes, Inc. (to the south) and College Heights Estates, Inc. (to the north), new construction in the late 1940s and early 1950s created an automobile suburb composed of mid-twentieth-century dwellings, which typically provided an attached garage. Commonly located within a one-story wing of the house, these garages read as informal living spaces from the street, rather than as covered parking for the family car. The few examples of freestanding garages mimic the architectural expressions of the main house both in style and materials. By the 1950s, the garage became an essential and integrated part of the single-family dwelling and was often prominently displayed on the façade or side elevation, highlighted by a paved driveway. The automobile, prominently figured in the design of the overall neighborhood and of its dwellings, remains integral to the community's success as an exclusively residential community.

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Additionally, the University Park Historic District expansion area is eligible for listing in the National Register of Historic Places under the Criterion C for its **Architecture**, with its substantial concentration of mid-twentieth century residential architecture.

The expansion area of the University Park Historic District provides significant examples of the popular domestic forms in the mid-twentieth century, such as the Cape Cod, ranch house, split level, and minimal traditional. These forms, interpreted in the fashionable Colonial Revival styles and elements of the Modern Movement, reflect the oversight of the two dominant real estate development companies managing the area's improvement -- University Park Homes, Inc., (to the south) and College Heights Estates, Inc., (to the north). Largely overseen by brothers Milton and Howard Polinger of University Park Homes, Inc., who used their own construction company (Polinger Construction Company) to build the houses, the southern portion of the expansion area displays a remarkable uniformity of design, materials, massing, and type in the dwellings. Targeting the middle-class buyer of Prince George's County, the Polingers sought cost-effective building methods to render the house affordable, while incorporating modern construction techniques, new energy-efficient materials, and convenient amenities. Construction of these single-family dwellings in the late 1940s and early 1950s reflected the tremendous need for housing in the post-war years. The dwellings incorporate modern technology, such as steel and concrete-block framing, and new materials vetted during World War II such as asbestos-cement and aluminum siding. The innovative building forms demonstrate the changing trends in house design due to a shift in consumer preferences. Many of the attributes of the ranch houses, especially the unobstructed picture window, were incorporated into traditional forms as homeowners began to demand modern alternatives to conventional designs. The Polingers and College Heights Estates, Inc., would have been fully aware of these trends and actively tapped into this market with their developments in the area. Unlike contemporaneous forms erected in adjoining subdivisions to the south, those developed by College Heights Estates, Inc., in the northern portion, were considerably larger in scale, massing, and featured landscape and/or picture windows that enhanced the spaciousness of the houses by providing views of expansive yards and mature trees. Predominantly designed by staff architects of College Heights Estates, Inc., to target more affluent residents of the area, these houses in the northern portion of the expansion area conformed to established covenants related to such elements as siting of houses and garages, fencing and walls, grading and slopes, and building uses. As a result, the houses constructed within this section display a compatibility of style, massing, scale, materials, setback, and setting. Moreover, the buildings, together with the suburban planning, in the expansion area augment those of the existing historic district, resulting in a physical textbook of early- to mid-century architectural styles, materials, forms, and planning.

Developmental history/additional historic context information (if appropriate)

HISTORICAL BACKGROUND

Like the earlier sections established in the 1920s and early 1940s, and much of western Prince George's County, the expansion area that makes up the northwestern portion of the Town of University Park was farmland in the eighteenth and early nineteenth centuries. It continued to serve as farmland during the nineteenth century, when it was associated with the prominent Eversfield and Deakins families who maintained vast landholdings in the county and vicinity. In the early twentieth century, as the suburbanization of the Washington metropolitan area accelerated, the farmland was sold to real estate companies and subdivided for speculative development. The majority of the northern portion of the expansion area became associated with the real estate development

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company of College Heights Estates, Inc., while the southern portion came under the control of the University Park Company, Inc., and its many stockholders and successors. This expansion area, part of land originally incorporated within the Town of University Park's boundaries in 1936, was not developed until after World War II.

SOUTHERN PORTION OF EXPANSION AREA

The Deakins Family Farm

Like the adjoining land to the north, the land within the expansion area's southern portion was both historically associated with the estate of a locally prominent and wealthy family, as well as being farmland from the late eighteenth century through the early twentieth century. While the land to the north was part of land owned in the mid-nineteenth century by the Eversfield family, the land to the south came into possession of the Deakins family. In the late 1870s, William Francis Deakins (1799-1884), whose family was well established and respected within Maryland, purchased a tract of the Eversfield property. With strong ties to Georgetown (then part of Maryland) in the eighteenth century, the family moved to Prince George's County in the first quarter of the nineteenth century; William Deakins of Georgetown, grandfather of William Francis Deakins, had acquired several hundred acres of the *Edmonston's Pasture* land patent in 1759, adding to their already immense landholdings in the area.² Under William Francis Deakins's ownership, the property became known as *Bloomfield* and operated primarily as a dairy farm.

Upon William Francis Deakins's death in 1884, the farm passed to his children, James R. H. (1840-1923) and Elizabeth A. Deakins (1834-1929), who would be the last of the Deakins family to own it. In April 1920, the Deakins heirs sold the property to the Riverdale Realty Company. Just three years later, in 1923, the realty company sold the farm to the University Park Company, Inc. It was under the direction of the University Park Company and its affiliates that the land would swiftly develop into the suburb of University Park.

In the early 1920s, when the 285 acres of the Deakins farm were sold, the land would have been prime real estate in an area that was rapidly undergoing suburbanization and transforming from a semi-rural landscape dominated by farms into a commuter suburb of Washington, D.C. One of the greatest impetuses for development was the availability of transportation to and from the area. From the late 1880s, much of the farmland in the area had been sold and subdivided, becoming the nearby communities of College Park, Riverdale Park, Hyattsville, Mount Rainer, and Brentwood. These communities took advantage of their proximity to the Baltimore & Ohio (B&O) Railroad, a major presence in the area since the 1830s, as well as the major thoroughfare of the Washington and Baltimore Turnpike (now known as Baltimore Avenue and U.S. Route 1). In addition, the electric streetcar lines of the Washington, Berwyn, and Laurel Railroad Company (later operated by the City and Suburban Railway Company and then the D.C. Transit Company), extending from Washington beginning in 1890, also served as an attractive amenity to the area. Each of these modes of transportation allowed neighborhood residents to easily commute to and from the city center to work or shop. However, in the early twentieth century, suburban communities like University Park increasingly began to reflect the role automobiles played in their creation.

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The Establishment of College Heights and University Park

In the 1920s, the first subdivision of present-day University Park was platted by Harry W. Shepherd and Claude Gilbert at the northeastern edge of the town. This 30-acre parcel was located to the west of Baltimore Avenue near the University of Maryland and College Park. Historically known as Cat Tail Hill, the land was the only portion of today's University Park and not part of the Deakins family farm.³ Named *College Heights*, owing to its hilly topography and proximity to College Park and the University of Maryland, the five-block subdivision was annexed to the Town of University Park in 1945.

Harry W. Shepherd (1870-1924), a Washington, D.C., banker who later moved to Hyattsville and served two terms as the city's mayor, collaborated with Claude Gilbert to form the real estate development company of Shepherd & Gilbert.⁴ From the beginning, the men sought to establish design standards for high-quality construction within College Heights, each building their own houses within the subdivision.⁵ "Throughout the remainder of the 1920s, as lots were sold, the streets in College Heights, particularly Oak (Oak Ridge), Beech (Beechwood) and the southern half of Pine (Pineway), were dotted with substantial houses in the popular architectural styles of the day. Individual houses of varying styles were built near one another; brick and stone are intermingled with Craftsman bungalows and two-story houses." In addition, because of the automobile, properties in this subdivision were planned to accommodate driveways leading from the street to garages at the rear of the lots.⁶

Meanwhile, as the development of College Heights was underway, the Deakins farm was sold to the Riverdale Realty Company in 1920. Three years later, in 1923, The University Park Company, Inc., acquired the property. Incorporated in Delaware on March 12, 1923, with J. Frank Rushe (1875-1956) as the president, the company oversaw the subdivision of the land into four residential sections during the 1920s.⁷ Continuing his real estate interest in the vicinity, Harry Shepherd served as director and treasurer of the University Park Company, Inc. The company's directors, composed of prominent local businessmen and professionals, were not only encouraged to build houses within the development, but to live there, as well. Undergoing a reorganization of the firm in 1928, when a new executive vice president and manager were appointed, the company began development plans for extensions to University Park and organized a sales force to promote activity.⁸ By the end of the 1920s, with 60 houses constructed, sold, and occupied, as well as offering its own public school, William Deakins's Bloomfield was well underway to being transformed into a picturesque, middle-class automobile suburb.

Growth and Incorporation of the Town of University Park

In the mid-1930s, the University Park Company continued their development of the Deakins farm, filling in areas to the north and west of the earlier subdivision sections. After the company terminated their provision of public services in 1933, transferring service maintenance fees and trash removal costs to residents, "talk of incorporation and the benefits it would bring the community in terms of revenue and regulatory authority" escalated.⁹ In March 1936, a charter for the Town of University Park was introduced in the Maryland State Legislature, where it was approved one month later; the charter took effect on August 3, 1936. Under direction of a mayor and council, the new town had authority to tax and oversaw street maintenance and garbage disposal.

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During this time, the company began to sell parcels to others who either proceeded to develop by themselves or embarked on a partnership with the company.¹⁰ As a result, many of the houses in the area were the work of a number of local developers and builders, who, seeking to maximize their investment and target a largely middle-class clientele, constructed speculative housing that utilized cost-effective construction and standard forms and plans. By the end of the 1930s, only the northwestern portion of the Deakins farm remained in large part not subdivided and remained undeveloped. The only development activity in this area was a small subdivision in Block 47 of *Section 7* of University Park, to the west of Colesville (Adelphi) Road and north of Chansory Lane (Van Buren Street). Filed in December 1938 by the University Park Company, the subdivision plat consisted of eight lots measuring 100 feet by 125 feet. This was part of the tract of land conveyed by the Riverdale Realty Corporation to the University Park Company in April 1923. At this time, the president of the University Park Company was George N. Bowen (1872-1941), with Florence V. Little (1907-1974) serving as secretary.¹¹ Sixteen years later, in 1954, three of the lots at the southwestern portion of the block, facing west towards Colesville Road, were resubdivided into four smaller lots.¹²

Post World War II

After World War II, construction activity that had stalled nationwide and in much of the surrounding area during the war recommenced. Speculative development of the land acquired by the University Park Company in the previous years was carried out by its successor, University Park Homes, Inc., and its other affiliated partnerships and associated entities. The majority of the development occurred in the late 1940s and early 1950s, with most construction occurring in 1949 and 1950.

In December 1946, a plat was filed for the subdivision of 42 lots between Wells Parkway, to the west, and Underwood Street, to the east (Blocks 22, 31 and portions of Blocks 30 and 32). Located within *Section 7* of University Park, this land was owned by a partnership consisting of directors and shareholders of University Park Homes, Inc., including real estate developer Howard Polinger (1916-2007), who served as the company's executive vice president, and builder David Lorenz (1896-1958), the company's treasurer.¹³ Howard Polinger would, along with his brother, Milton Polinger (1914-1976), the company's president, and their Polinger Construction Company, carry out the development of the majority of the subdivisions within this area, especially those centered on 40th and 41st avenues, north of Toledo Road.

In August 1947, the Polingers, joined by other vested individuals, spread their development westward when they filed a plat for the subdivision of Blocks 33 and 34 and part of Blocks 35, 36, 38, and 39 in *Section 7* of University Park. This subdivision, totaling an area of 16.057 acres, was located between Colesville (Adelphi) Road and Wells Parkway, with lots bordering both sides of Beech Road (Beechwood) and College Heights Drive. Construction, however, did not commence until spring of 1949 when the first building permit was issued to the Potomac Construction Co., for the construction of ten brick bungalows to be erected in the 4000 block of Beechwood Road in University Park (within Block 34).¹⁴ A notice in the *Washington Post* covering the building activity noted that the houses would be "basementless."¹⁵

By August 1949, construction of the houses within this subdivision was well underway. The one-story dwellings, situated on lots with 70-foot to 90-foot frontages and with 125-foot depths, featured exteriors of fieldstone, brick, and redwood paneling. According to advertisements in the *Washington Post* promoting the project, "crowds estimated at more than 2,000...visited the homebuilding project of new

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bungalows...purchasing all ten homes under construction and two more still 'on paper.'" The article mentioned that during the open house, a "high percentage of large cash down payments" by the buyers, with "only one second trust note taken." The houses, selling for \$14,950, had three bedrooms, one of which was pine-paneled for use as a study or den. The living room was equipped with a fireplace, built-in bookcases, a liquor cabinet, and featured two picture windows. According to the article, Potomac Construction Co., guaranteed the houses against structural and mechanical defects for one year.¹⁶

That same year, the Polinger development spread west and north, filling in areas alongside Colesville (Adelphi) Road and along 40th and 41st avenues. In July 1949, a plat was filed for a narrow subdivision strip running alongside Colesville (Adelphi) Road to the east. The owner was listed as University Park Homes, Inc., with Milton Polinger, president, and David Lorenz, treasurer. This subdivision included 19 building lots in portions of Blocks 39 and 40 of *Section 7*. Local newspapers took note of the development activity and cited that Polinger Construction Co. would build "seven brick bungalows" for University Park Homes, Inc., in the 6700 block of Colesville Road.¹⁷ In fall 1949, 37 lots bordering both sides of 40th Avenue (part of Blocks 37 through 40) were platted by the Polingers. More than half of the lots were developed in the spring of 1950, being improved with 24 one-story brick and cinderblock dwellings, measuring 42 by 27 feet each. These dwellings were located in the 6700, 6800, and 6900 blocks of 40th Avenue. A notice in the *Washington Post* lists Park Developers, Inc., as the owner and Polinger Construction Corporation, located at 1015 11th Street, N.W., in Washington, D.C., as the builder.¹⁸ Two months later, in June 1949, development began on ten additional houses on 40th Avenue. With Polinger Construction Company, again, as the builder, the houses were two stories plus basement dwellings, measuring 39 by 25 feet.¹⁹

University Park Homes, Inc., operating under the Polingers, continued its frenzied building activity within *Section 7* of University Park in the early 1950s. In the spring of 1950, the development company platted subdivisions in parts of Blocks 35, 36, 37, and 38, including 38 lots totaling 8.7484 acres. By August 1950, plans were underway to build eleven brick and cinderblock houses in the 4000 block of Underwood Street.²⁰ By September, a permit application was submitted for the construction of 25 one-story plus basement houses on 41st and 42nd avenues. Again, Polinger Construction Company was noted as the builder.²¹

Over the next several years, the Polingers continued to develop the northwestern corner of the former Deakins farm with modest one-story and two-story single-family freestanding dwellings. By 1954, the last subdivision plat was filed (a resubdivision of a portion of the lots in Block 47 in order to increase the number of lots and maximize buildable space), bringing the Polinger development as far north as it would go and expanding the University Park community.²²

NORTHERN PORTION OF EXPANSION AREA

Eversfield, Smith's Folly

The northern portion of the expansion area, which would be platted in the late 1940s and early 1950s as part of College Heights Estates, was part of land owned in the mid-nineteenth century by the Eversfield family. Known as *Smith's Folly*, this land was part of the family's greater estate, which included a large tract from the *Edmonson's Pasture* land patent, recorded in 1723, and land known as the resurvey of *Jackson's Necessity*.²³ Histories written about the Eversfield family in *The Sunday Star* declared "the early Eversfields were people of

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wealth, education and influence. Some of the male members of the family were clergymen and others were physicians."²⁴ In August 1873, Dr. William Octavus Eversfield (1839-1908) received *Smith's Folly* from his mother, Ann R. Eversfield.²⁵ Educated as a physician at the University of Virginia and the University of Pennsylvania, Dr. Eversfield served as a field surgeon (acting assistant surgeon) in the U.S. Army during the Civil War. Following the war, he was surgeon for the Panama Railroad from 1866 to 1867 and later for the Pacific Mail Steamship (S.S.) Company.²⁶ In 1878, returning to Prince George's County, Dr. Eversfield established a practice in a one-story, log building located a short distance from his house.²⁷ The exact location of the house, which burned in 1926, has not been positively determined; however oral histories and the *Atlas of Fifteen Miles around Washington, including Prince George's County, Maryland-1878*, by G.M. Hopkins, document the c. 1873 home of Dr. Eversfield was located to the west of the Baltimore-Washington Turnpike, east of Colesville Road (Adelphi Road), north of William Deakins's Bloomfield, and south of the University of Maryland.²⁸ The site of the dwelling, touted as "one of the show places of Prince Georges county [sic]," was subdivided in 1973 as the fifth plat of the Partridge Hill Section of College Heights Estates.²⁹ This property is located to the northeast of the expansion area, outside the historic district.³⁰

Beginning in 1876, Dr. Eversfield started to subdivide his property, selling a tract to William Francis Deakins (1799-1884) that included *Edmonson's Pasture*, the resurvey of *Jackson's Necessity*, and part of *Smith's Folly*. This property, together with Deakins's larger Bloomfield farm, would later be subdivided in 1920 as University Park. Portions of *Smith's Folly*, then totaling 285 acres, were conveyed by the heirs of Deakins to the Riverdale Realty Company in 1920. By 1923, this land was acquired by the University Park Company, then in the early stages of their development of a residential suburb. Constituting what would become Plats 6 through 8 (located within the University Park Historic District expansion area) and the *Martz's Addition of College Heights Estates* (located at the northwestern corner of College Heights Estates), this property was purchased by College Heights Estates, Inc., in 1940.

In 1937, nearly thirty years after the death of Dr. Eversfield, the widowed Lillie Eversfield conveyed the first of several tracts that would become College Heights Estates to the real estate development company of the same name. The land was to the north of what was then the Town of University Park. Eversfield sold a second tract in 1940. These 43 acres included within two deeds encompassed what was subdivided as Plats 1 through 5, which were platted between 1938 and 1946. Additional portions of the suburb were sold in sections to the real estate development company by the children of Lillian and William O. Eversfield -- Lillie Eversfield, Catherine E. Eversfield, and William Octavus Eversfield, Jr.³¹

College Heights Estates, Inc.

Previously associated with the Eversfield farm, the land that would make up the extreme northwestern portion of today's Town of University Park was predominantly developed by the real estate development company known as College Heights Estates, Inc. The Maryland-based company was founded by Arthur H. Seidenspinner, E. Pauline Seidenspinner, and Clara S. Shepherd about 1937.

Like the Seidenspinners and Shepherd, many of those associated with the development of College Heights Estates were actively working in real estate and development in Prince George's County, typically living within adjacent to College Heights Estates and University Park. Albert E. Pohmer, for example, served as the civil engineer and surveyor for College Heights Estates as well as College Heights, University Park, Hyattsville,

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Riverdale Park, and Mount Rainier.³² Pohmer maintained houses in both Baltimore and Riverdale Park, where he also served as the town engineer.³³

In August 1940, College Heights Estates, Inc., acquired land from the University Park Company and platted a large parcel on both sides of Woodberry Street, between College Heights Drive and Wells Parkway (located within today's University Park). To differentiate it from the development properties of the University Park Company, College Heights Estates, Inc., called these subdivisions *The Village*. However, this block of Woodberry Street primarily remained unimproved throughout the early to mid-1940s, as the country prepared for and entered World War II. During the war, construction activity nationwide stalled and development in both University Park and College Heights Estates ceased.

Post-World War II

After World War II, College Heights Estates, Inc., and its associated partners, resumed their building activity within the expansion area's northern portion. In 1946, Plat 2 of *The Village* within University Park was filed by the Seidenspinners, who had been planning for its development during the waning war years. The subdivision included six lots bordering a portion of Van Buren Street between Wells Parkway and College Heights Drive (four to the north in Block 31 and two to the south in Block 32). According to the plat, this subdivision was part of a tract of land conveyed by College Heights Estates, Inc., to the Seidenspinners in 1943. Later, in 1950, they completed the platting of Van Buren Street, close to its intersection with Wells Parkway, when they submitted Plat 3 of *The Village*. The plat contained five building lots -- three in Block 31 and two in Block 32.

In 1949 and 1950, the final plats for College Heights Estates were filed by the owners of College Heights Estates, Inc., and the Seidenspinners, creating several small subdivisions near Forest Hill Drive and Van Buren Street. The land covered by these plats, approximately 40 acres, was part of the tracts conveyed by University Park Company, Inc., to College Heights Estates, Inc., in August 1940, which was then transferred to the Seidenspinners in 1943. Plat 6 of College Heights Estates was filed in the summer of 1949, subdividing land at the northern boundary of the town of University Park, along Wells Parkway, into 29 lots. In July 1950, Plat 7 was submitted, including a subdivision of parts of Blocks 35, 37, 40, 41, 42, 43, 44, and 47, for a total approximate area of 19 acres. In October 1950, Plat 8 was filed for the subdivision of part of Block 37 and a subdivision and resubdivision of Block 41, filed earlier in the year. Together, these three plats laid out the building lots for the majority of the area in the extreme northwestern corner of today's University Park.

Subdivision Ideals and Covenants

As the northwestern portion of the Town of University Park developed, the subdivision ideals of both College Heights Estates, Inc., and University Park, Inc., continued within the expanding community. Exclusively residential, the area reflects the distinctive principles and standards of each development company, and their associates, creating unique development patterns, as well as styles and forms of houses for specialized clientele. The extreme northwestern portion of University Park, containing land platted as part of the adjoining College Heights Estates subdivision to the north, contains building lots that are noticeably wider and more spacious than those found within the nearby University Park subdivisions of the same period. Thus, rather than having small housing plots that resulted in the construction of small houses, both of which were commonplace in University Park and in Prince George's County in the mid-twentieth century, the lots developed by College Heights Estates,

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Inc., within this area were larger and ensured privacy and spaciousness along with naturally landscaped vistas. As a result, its subdivisions were developed with "small estates" to meet the high standards of the targeted residents.³⁴ Unlike contemporaneous neighborhoods of Prince George's County like Forest Heights, Hillcrest Heights, and portions of Berwyn Heights and Riverdale Park, the houses constructed by the real estate development company in College Heights Estates were notably larger in scale, and utilized the finest of building materials in order to attract more affluent homebuyers. Further, these dwellings were sited on expansive lots, with deep setbacks, especially from the street and rear and side yards.

Arthur Seidenspinner's dictum for the ideal modern subdivision required that it be "so planned that it affords the maximum of privacy and repose to home owners, the greatest safety to playing children, and a minimum of through traffic."³⁵ The winding interior streets with cul-de-sacs and superblocks with deep setbacks and natural topographical features, deemed essential to the success and preservation of College Heights Estates, can be attributed to the "modern development" and suburban planning principles of the times, most clearly seen in the residential suburb of Radburn, New Jersey, held as an archetypal planned suburb since the late 1920s.³⁶ Seidenspinner saw his plan for the neighborhood, offering quiet and privacy and providing a more healthful and safe place for home owners and their children, as a means to attract many of the home owners of the area. His targeted clientele included faculty of the University of Maryland and Department of Agriculture scientists, stationed at the nearby Beltsville Experimental Farm.

From the beginning, Seidenspinner's development had higher sale prices (which later translated to higher assessed values in the community), a large part due to the imposed covenants, which were outlined in each deed of sale. Many of the covenants were actually similar to or the same as those established by the University Park Company and Shepherd & Gilbert, Co., Inc., for the neighboring suburbs of University Park and College Heights. Having served as president of Shepherd & Gilbert, Arthur Seidenspinner had first-hand experience with the successes and failures of such covenants and personally oversaw their implementation. The fourteen covenants for College Heights Estates dealt primarily with building uses, setbacks, and utility right-of-ways, although a restriction related to race was included. Advertisements in the *Washington Post* assured future homebuyers of the suburb's uniformity, proclaiming it was "a beautifully rolling, heavily wooded area controlled and protected by reasonable restrictions—Divided to suit the needs of acceptable people."³⁷

The covenants for College Heights Estates ensured consistency within the area, by reviewing the cost, type, size, materials, plans, colors, site planning, and all details related to the placement and construction of the primary buildings and outbuildings. After World War II, elements and construction materials that had achieved a lasting stylistic niche, such as concrete, glass brick, stainless steel, aluminum, and chemical preservatives and artificial resins that made the wider use of natural woods and plywood possible, were widely accepted and used within Seidenspinner's development. Architect-designed plans were often provided to clients for houses within the northwestern portion of the expansion area, such as those prepared by V.T.H. Bien (1887-1960), a regionally prominent architect, and carried out through construction phase by local builders, such as Frederick S. Lippert (1900-1967), who not only lived in the area, but collaborated with Bien on several speculative houses in College Heights Estates.

In contrast, the subdivisions of University Park Homes, Inc., and its associates, featured smaller lots and houses that while no less sensitively sited were planned for home owners of more modest means than those attracted to Seidenspinner's development. Developed after World War II, these subdivisions no longer had the restrictive

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racial covenants that were in place in the earlier sections of University Park. In addition, as traditional building materials improved and new materials were invented and made available in the post-war years, developers would produce cost-effective and standardized housing, as seen in the houses of the expansion area. With the Polingers' active oversight and involvement in the planning and development of the subdivisions, even using their own construction company to build many of the houses, the uniformity of the subdivisions was ensured. In fact, the houses in the Polinger developments and those affiliated with University Park Homes, Inc., exhibited little variation among the buildings styles and forms within each subdivision, clearly separating them from the earlier subdivisions of University Park. Common forms are the ranch house, split level, and Cape Cod of the post-war period.

University Park Elementary School

The University Park Elementary School, located at 4315 Underwood Street (Section 6B, Block 22), just north of Queens Chapel Road and east of the town's public park and creek, is the expansion area's only non-residential building. Constructed in 1978, the building replaced the original 1928 school building that was demolished in the late 1970s to make way for the larger school. The elementary school was built on three acres that were donated to the County School Board by the University Park Company, in exchange for expanding the real estate company's offices at the corner of 44th Avenue and Tuckerman Street, then shared with the community's students. Originally a four-room schoolhouse for 80 students and two teachers, the building expanded in the late 1930s and early 1950s to accommodate its expanding student body and update its facilities.³⁸ The town purchased an additional parcel of land, located between the school and Queens Chapel Road, from the University Park Company in 1938 for the school playground.³⁹ From the beginning, the school served as a focal point for the community and a major gathering space. With an active Parent Teacher's Association, the school offered kindergarten until the early 1960s, as well as offered space for various community groups, classes, and organizations. Today, the school serves families of University Park, the University of Maryland, as well as sections of College Park, Adelphi, and Hyattsville.

University Park Town Park

Located to the east of Adelphi Road, just north of Toledo Road, and stretching west from the University Park Elementary School, is 12 acres of parkland dedicated for public use by the Town of University Park. Formed around the shallow streambed of an unnamed creek that flows southeastwards through the town, the parkland has long provided recreational space for the community and has been the location for town activities. Since the Town Council established a Park Board in 1951 to oversee the park, it has been maintained publicly. Prior to that, individual citizens or social groups, such as the University Park Parkway Improvement Committee, organized in 1946, cared for the parkland.⁴⁰ The parkland continues to provide recreational space for the community and is one of its favored amenities.

BIOGRAPHICAL INFORMATION OF KEY PLAYERS

Arthur Seidenspinner (1899-1972) was born in Washington, D.C., in 1899. He began his career as a real estate developer in 1919 following an eight-year stint at the Washington Navy Yard.⁴¹ He initially worked for the real estate companies of Shannon & Luchs and L.W. Groomes.⁴² In 1924, Seidenspinner formed his own real estate company, focusing his efforts on Prince George's County.⁴³ His interest led him to serve as president of

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Shepherd & Gilbert, Co., Inc., founded by Harry W. Shepherd and Claude Gilbert.⁴⁴ Along with his wife, E. Pauline Seidenspinner, and Clara S. Shepherd, the widow of Harry W. Shepherd, Seidenspinner formed the Maryland-based company of College Heights Estates about 1937. Seidenspinner was a community leader, serving as president of the Prince George's County Chamber of Commerce in 1959.⁴⁵ He was an active member of the Riverdale Presbyterian Church and Prince George's County Real Estate Board.⁴⁶ Additionally, Seidenspinner was on the advisory board of the Suburban Trust Company and the board of directors of the Prince George's Chapter of the American Red Cross.⁴⁷ His notable philanthropic efforts included the establishment of "numerous scholarships at University of Maryland, and [aid to] many youth, educational and religious organizations."⁴⁸

E. Pauline Roby Seidenspinner (1896-1987) was not just actively involved in her husband's real estate business but, together with Clara Shepherd, was considered a pioneer for her role as a successful woman real estate innovator. She sold real estate, managed property, and assisted the development of College Heights Estates and University Park. After her husband's death in 1972, Pauline Seidenspinner managed the Riverdale-based Seidenspinner Realtors until her retirement a short time later. Mrs. Seidenspinner was born in Beltsville, and grew up in nearby Riverdale Park, Maryland.⁴⁹ Her father, Herbert Roby was a builder and her mother, Mary Elizabeth Roby, was very involved in the Women's Club of Riverdale. Before her marriage, Pauline Seidenspinner worked as a "living directory clerk" for the War Department.⁵⁰ Like her husband, she was a community leader, serving as a member of the Business and Professional Woman's Club of Prince George's County, Leland Memorial Hospital Auxiliary, the University Park Women's Republican Club, and the Women's Club of Riverdale. She was a member of the Riverdale Presbyterian Church and was involved with the Angus Women's Club, the University of Maryland Terrapin Club, and the Women's Christian Temperance Union.⁵¹

Harry W. Shepherd (1870-1924), a Washington, D.C., banker who served two terms as the city of Hyattsville's mayor, collaborated with Claude Gilbert to form the real estate development company of Shepherd & Gilbert.⁵² The company incorporated in April 1923. From the beginning, the men sought to establish design standards for high-quality construction within College Heights, each building their own houses within the subdivision at 6806 Baltimore Avenue and 4411 Beechwood Road, respectfully.⁵³ Continuing his real estate interest in the vicinity, Harry Shepherd served as director and treasurer of the University Park Company, Inc.

Clara S. Shepherd acted as secretary/treasurer for College Heights Estates, Inc. and was instrumental in the development and promotion of College Heights Estates. Shepherd was the widow of Harry W. Shepherd, who collaborated with Claude Gilbert to form the real estate development company of Shepherd & Gilbert. Following Shepherd's death in 1924, Clara Shepherd became active in real estate, taking over her husband's position as treasurer of University Park Company, Inc., by 1928.⁵⁴

V.T.H. Bien (1887-1960) was a regionally prominent architect who designed houses in the northwestern portion of University Park, as well as in College Heights Estates. Van Tuyl Hart Bien designed speculative and model houses for local builder Fred S. Lippert, who purchased lots from College Heights Estates Inc. Bien also worked in a collaborative effort with individual property owners. Graduating from the Massachusetts Institute of Technology in 1910, Bien worked at the Fore River Shipbuilding Company in Quincy, Massachusetts, from 1911 to 1914. His building career began in 1914 when he started working as a contractor. Over the next decade he gradually shifted to architecture.⁵⁵ Returning to his native Washington, D.C., Bien established his own architectural firm in 1928 in Bethesda, Maryland. He specialized in suburban residential architecture, but also

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designed educational, commercial, and health facilities.⁵⁶ At least five of Bien's designs in the expansion area have been positively identified - 6904 Forest Hill Drive (1953), 6905 Forest Hill Drive (1953), 6907 Forest Hill Drive (1955), 6909 Forest Hill Drive (1956), and 4013 Van Buren Street (1957).⁵⁷

Frederick S. Lippert (1900-1967), an important local builder, is known to have worked directly with Arthur Seidenspinner and College Heights Estates, Inc., especially in the years after World War II. Born in Canada, Lippert immigrated to the United States during the Great Depression. He opened his own construction company and built single-family dwellings in Riverdale Park in the late 1930s. Lippert recognized the investment potential of the newly established College Heights Estates, where he constructed model housing on lots purchased from Seidenspinner in the 1950s. Lippert and architect Bien often collaborated on housing built as speculative development in College Heights Estates. Not only was he prolific in the construction of houses for clients who supplied architect-designed plans, but he would also have been well versed in the covenants that were strictly enforced by the real estate development company. After constructing his own home at 4113 Clagett Road (1947), located just to the north of University Park in College Heights Estates, Lippert moved to a speculative house designed by Bien that he built in 1954 at 6907 Forest Hill Drive.⁵⁸ Lippert's new home is located in the expansion area of the University Park Historic District. He continued to work in College Heights Estates and University Park throughout the 1960s.

J. Frank Rushe (1875-1956) was a successful businessman and plumber, with his own company, who served three terms as mayor of Hyattsville from 1921 to 1925.⁵⁹ When the University Park Company incorporated in Delaware, on March 12, 1923, Rushe served as the company's first president. Rushe developed Bloomfield, purchased from the heirs of William F. Deakins in 1923, and renovated the existing farmhouse for use as his residence.⁶⁰

George N. Bowen (1872-1941) succeeded J. Frank Rushe as president of University Park Company. Besides serving as the president and a director of the University Park Company, George N. Bowen served on the Hyattsville Town Council for several terms, as a member of the Prince George's County board of commissioners in the early 1930s, and as a member of the Republican State central committee for Prince George's County in the mid 1930s. A native of Baltimore, Bowen moved to Hyattsville in 1910 when he entered the lumber business, eventually starting his own company in 1918 that proved to be enormously successful. An established member of his community, Bowen also was a director of both the Hyattsville Building and Loan Association and the Prince George's Bank & Trust Co. Bowen resided in University Park, at 4323 Tuckerman Street, where he died in 1941.⁶¹

Florence V. Little (1907-1974) served as secretary of the University Park Company and was an active member of its board. She lived in University Park in the late 1920s and early 1930s. Born in Maryland, she lived with her husband, Francis C. Little (1905-1985), a mortgage banker who was president of B.F. Saul Co., for ten years in the 1960s, at 216 Jackson Avenue (Sheridan Street).⁶²

Howard Polinger (1916-2007) served as the executive vice president of the real estate development company University Park Homes, Inc., which he founded with his brother Milton Polinger. He was a developer within the metropolitan Washington area, known for his high-rise apartments, retail complexes and office buildings. His entrance into building single-family homes in Montgomery and Prince George's counties after the end of World War II quickly led to the construction of multi-family housing; in less than ten years he embarked on the

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development of 500 garden-style units in Quebec Terrace in Silver Spring. A native to Norfolk, Virginia, Howard Polinger moved to Washington in 1926 as a young boy. Graduating from Central High School in the District, Polinger attended the old Columbus University, now part of Catholic University, where he also received a law degree in 1940. After serving in the Army during World War II, he returned to Washington and spent a short period of time working for the federal government before starting his own real estate company in 1947 with his brother, Milton Polinger. His high-rise apartments and condominium projects included Highland House in Chevy Chase, Whitehall Apartments in Bethesda, and Congressional Towers in Rockville.⁶³ Active within the community, he and his wife, created the Howard and Geraldine Polinger Family Foundation, which contributes to projects that strengthen Jewish life. Along with his wife, he received an Excellence in Arts and Humanities award from the Arts and Humanities Council of Montgomery County in 2005.

Milton Polinger (1914-1976) was co-founder of University Park Homes, Inc., along with his brother, Howard Polinger, and served as the company's president. He was one of the largest builders and developers in Montgomery County and Washington. As president of Polinger Co., Majestic Builders Corp., Polinger & Zupnik Builders Corp., and other affiliated companies, he was primarily responsible for the acquisition of land and financing for various company projects, including the Park Southern Apartments, Parkside Terrace, Tyler House in Southeast Washington, as well as Brighton Village in Gaithersburg area and Yale Village, Rollins Park and Congressional Towers in the Rockville area. Born in Norfolk, Virginia, he received a bachelor's degree in commercial science from the old Columbus University and went into real estate in 1941, establishing the Polinger Construction Co., with his brother, Howard Polinger, in 1947. Through the company, he was a member of the Washington Board of Realtors, the Bethesda-Chevy Chase Chambers of Commerce and the U.S. Chamber of Commerce. Milton Polinger served as chairman of the Montgomery County Rehabilitation and Redevelopment Commission during 1965-1967, as well as being the chairman of the Montgomery County Community Action Program. Active in many organizations, he was a member of the national board of directors of the Hebrew Immigrant Aid Society. In addition, he was a member of the Maryland Racing Commission and owned large racing and horse breeding farms in Olney, Maryland, and Ocala, Florida.⁶⁴

David Lorenz (1896-1958), treasurer of University Park Homes, Inc., was a builder and real estate developer, who also worked for many years in the Bureau of Engraving and Printing. David Lorenz obtained a law degree from George Washington University and worked in the real estate and construction fields. Long associated with Paul P. Stone Co., he was active in the development of the Langley Park, Maryland area.⁶⁵

Polinger Construction Company, established by brothers Howard and Milton Polinger in 1947, became the Polinger Co. in 1966. The family-owned business, with headquarters first at 1015 11th Street, N.W., in Washington, D.C. and then in Silver Spring, Maryland, grew to become one of the major real estate companies in the Washington metropolitan area over the next fifty years.⁶⁶ Specializing in residential development, the company developed the communities of Rollingwood and Oakview Park in Maryland, as well as the apartment projects of Suburban Towers in Silver Spring, Maryland; Van Ness North in Northwest Washington, D.C.; and numerous other apartment and single-family projects in the area.⁶⁷ The company also developed the mixed-use projects such as Chevy Chase Building, the Van Ness Center, and the Bethesda Place complex. In 1993, the company became Polinger Shannon & Luchs Co.⁶⁸ The Polinger Construction Co., as builders to University Park Homes, Inc., was responsible for the majority of the construction projects within the southern portion of the expansion area during the late 1940s and early 1950s.

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HISTORIC RESIDENTIAL SUBURBS IN THE UNITED STATES: MULTIPLE PROPERTY REGISTER REQUIREMENTS

The University Park Historic District expansion is being nomination under the Multiple Property Nomination (MPD), *Historic Residential Suburbs in the United States, 1830-1960*, which was prepared by the National Park Service in 2002. The expansion area, site of a range of building types that comprise a neighborhood as defined by the MPD, possesses the physical and associative characteristics typical of one of the four identified residential suburban subtypes: Post-World War II and Early Freeway Suburbs (Subtype IV). Additionally, the existing historic district reflects the Early Automobile Suburbs (Subtype III).

As outlined in the Registration Requirements of the MPD, the historic district with expansion qualifies under Criterion A because it "reflects an important historic trend in the development and growth of a locality... [and it] represents an important event or association," such as the establishment of suburban neighborhoods set along existing transportation routes and the expansion of housing associated with wartime industries during World War II. Further, it "is associated with a group of individuals...important in the history and development of a locality or metropolitan area." The expansion area is recognized for its contribution to the historic growth and development of Prince George's County, the Baltimore Avenue corridor, and the Town of University Park, by providing much-needed housing and by influencing subsequent patterns of local development. Under Criterion C for its patterns of physical development, architectural designs, and methods of construction, the historic district is significant as the home of a notable collection of residential architecture...[exhibiting] important example[s] of distinctive period construction, method[s] of construction...." It also "reflects principles of design important in the history of community planning...."⁶⁹ It "embodies high artistic values through its overall plan [and] the design of...streets, homes, and community spaces." The architecture of the expansion area allows for a comprehensive study of residential construction in the mid-twentieth century.

The locally significant neighborhood of the historic district reflects the below important trends for which a historic residential suburb may qualify for National Register listing:

- The neighborhood's planning and construction is related to the expansion of local industry, wartime industry, important stages in metropolitan development, or broad national trends such as returning GI's, the Better Homes movement, and the bungalow craze.
- The neighborhood—through its site plan, overall landscape design, and house design—reflects historic principles of design or achieved high artistic quality in the areas of community planning, landscape architecture, or architecture.
- The subdividers and site-planners responsible for the platting and construction of the subdivision figured prominently in the suburban development of the locality or region and made substantial contributions to its character and the availability of housing.
- Suburb contributes to the suburbanization of a community or metropolitan area and reflects demographic patterns related to important themes in community's development, for example, to provide homes for those working in important local industries or to utilize innovative planning tools to create an ideal suburban environment.
- Suburb possesses the artistic design and many of the physical characteristics intended by the developers, planners, landscape architects, architects, and engineers working collaboratively during the period of significance.

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- Neighborhood reflects the principles and practices of subdivision design and residential development representative of mainstream national trends from 1830 to 1960.
- Suburb reflects artistic qualities of landscape design in the layout of streets, the arrangement of homes on house lots, the planting of vegetation for ornamentation or shade, and the creation of a parklike setting.
- Neighborhood exemplifies the role that a certain type of developer (subdivider, home-builder, community builder, operative builder, or merchant builder) played in the growth and development of the locality or metropolitan region.
- Subdivision contains a collection of residences in types and styles representative of local building practices, economic trends, and popular tastes in suburban housing associated with one or more stages of a community's suburbanization.
- Suburb possesses a high degree of integrity and exhibiting elements of design in the subdivision plan, subdivision plan, landscape architecture, or domestic architecture.
- Neighborhood reflects important advances, established principles, or popular trends in community planning, landscape architecture, and architecture.
- Suburb contains homes in a variety of period styles, or representing the work of one or a number of noted architects.
- Collection of residential architectural includes fine examples of one or more locally important housing types (e.g. bungalows and four squares).
- Residential area was associated with important local industries or local events and activities that are known to [have] stimulated and sustained suburban growth and development.
- Neighborhood introduced or established patterns of subdivision design, housing, financing, or building practices that become influential in the local community, metropolitan area, or elsewhere.⁷⁰

Assessment of Historical Integrity

The expansion area of the University Park Historic District possesses the historic integrity, which is sufficiently visible to reflect the overall physical appearance it gained during the period of significance. The **location** of the Town of University Park, when it was established, was defined by Adelphi Road (formerly Colesville Road), Washington and Baltimore Turnpike (U.S. Route 1), and the East-West Highway (MD Route 410). The neighborhood continues to reflect its dependence on these highly traveled roads and these boundaries that historically defined the area are intact. In addition, the subdivision was intended in part to provide suburban housing for the professors and faculty of the University of Maryland, which has continued to maintain a relationship with the area. Moreover, the location of streets and the size and shape of lots within the neighborhood have predominantly remained constant. The **design** of the University Park Historic District expansion area is the composition of elements comprising the form, plan, and special organization of the neighborhood. In particular, this includes the arrangement of streets and blocks in a modified rectilinear grid, the division of blocks into both deep, narrow lots (southern portion) and larger lots (northern portion), the arrangement of landscape yards created by the union of these narrow lots, the uniform setback and massing of resources (within the northern and southern portions, respectfully), and the construction of buildings that reflect the architectural fashions of the early- to mid-twentieth century. The design of the expansion area, for the most part, is the result of conscious planning decisions set forth by real estate developers Arthur Seidenspinner of College Heights Estates, Inc., and brothers Howard and Milton Polinger of University Park Homes, Inc., and its various prior and successor entities. Alterations to the design, like the resubdivision of lots and the construction

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of small-scale additions to houses, have not detracted from the historic character of the neighborhood or the individual buildings. The **setting** of the University Park Historic District is the physical environment within and surrounding the suburb, which is, again, greatly affected by its proximity to the heavily-traveled thoroughfares of Adelphi Road, the Washington and Baltimore Turnpike, and the East-West Highway. The tree-lined streets and the private yards of the neighborhood continue to be framed by these major transportation routes, and the area maintains its proximity and relationship to the University of Maryland. The **materials** of the expansion area have been sufficiently retained to reflect the phases of construction. Slate tiles, concrete blocks veneered in brick, metal casement windows, picture windows, gabled dormers, low-lying roofs are all important indicators of the architectural styles and methods of construction that give the area a cohesive historic character, and remain key exterior materials that have been fashioned for functional and limited decorative purposes, and clearly exhibit the artistry and craftsmanship of the builders. When replacement has occurred, it has primarily been in-kind. The historic **feeling** of the area is evoked by the physical characteristics that convey the sense of time from the period of significance and creates a sense of place. Integrity of feeling is retained by the original street pattern, lot sizes, and variety of housing types and materials that reflect the pattern of suburban life. The **association** is the direct link between the historic suburb of University Park and the events that shaped it, such as the expansion area's platting by College Heights Estates, Inc., and University Park Homes, Inc., and the transportation modes that ensured its prosperity. The neighborhood continues as a residential enclave, still bounded by Adelphi Road, the Washington and Baltimore Turnpike, and the East-West Highway. In addition, the association of the University of Maryland, as reflected in the Town's associated name, remains integral to the neighborhood's identity.

Elaboration of the Historic District Boundary

The University Park Historic District, as expanded in 2011, includes 62 properties that are also located within the College Heights Estates Historic District. These historic properties play a significant role in the history of the Town of University Park. Additionally, these properties contribute to the mid-twentieth-century development history of College Heights Estates.

The expanded boundaries of the University Park Historic District encompass the development of a residential community created primarily by two development companies—College Heights Estates, Inc., and University Park Homes, Inc.

Initially, the subdivisions making up the neighborhood to the south and west of Wells Parkway were not to be part of the College Heights Estates neighborhood, primarily because the land was owned by a different development company and were located within the municipal boundaries of the Town of University Park. Yet, the land was subsequently sold to College Heights Estates, Inc., which platted and improved the lots contemporaneously to portions of College Heights Estates to the north of Wells Parkway. Primarily located within the town's municipal boundaries, *Plat Six of College Heights Estates* (1949), *Plat Seven of College Heights Estates* (1950) were dedicated by College Heights Estates, Inc., on property the company had purchased in 1940 from University Park Homes, Inc. *Plat Eight of College Heights Estates* (1950) was created by Arthur and Pauline Seidenspinner, who owned College Heights Estates, Inc.⁷¹ The inclusion of "College Heights Estates" in the naming of these platted areas signified their intended inclusion within the College Heights Estates neighborhood by both development companies, despite the municipal division. Moreover, the lots, roads, and improvements of the subdivisions within the town's incorporated boundaries respected the landscape planning and architectural vocabulary established by

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

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Arthur Seidenspinner and College Heights Estates, Inc., in the initial subdivisions to the north of Wells Parkway.

The Town of University Park was incorporated in 1936, and provides its residents with an elected mayor and town council, town administration, police force, and public works department. Additionally, within the borders of the Town of University Park are churches and an elementary school. Unincorporated College Heights Estates is strictly residential, relying on neighboring communities for churches, schools, and commercial establishments.

¹ Only a single new house constructed for speculative purposes by the development company of College Heights Estates, Inc. appears in this area in the immediate post-World War II years - 6912 Wells Parkway (1947).

² National Register of Historic Places, *University Park Historic District*, University Park, Prince Georges County, Maryland, National Register #96001084, Section 8, 37.

³ Ibid, 39.

⁴ The Shepherd and Gilbert Company did not incorporate until April 1923. (National Register of Historic Places, *University Park Historic District*, University Park, Prince Georges County, Maryland, National Register #96001084, Section 8, 40.)

⁵ Shepherd's and Gilbert's houses were located at 6806 Baltimore Avenue and 4411 Beechwood Road, respectfully.

⁶ National Register of Historic Places, *University Park Historic District*, University Park, Prince Georges County, Maryland, National Register #96001084, Section 8, 40.

⁷ J. Frank Rushe was a successful businessman and plumber, with his own company, who served three terms as mayor of Hyattsville from 1921 to 1925. ("J. Frank Rushe," *Washington Post*, April 4, 1956, 18.

⁸ J. P. M. Duvall was appointed executive vice president and manager of the University Park Company during this time. Previously, he had been associated with the passenger department of the Baltimore & Ohio Railroad, as well as the real estate company of Shannon & Luchs, Inc. "Extensions Started at University Park," *Washington Post*, April 8, 1928, R3.

⁹ National Register of Historic Places, *University Park Historic District*, University Park, Prince Georges County, Maryland, National Register #96001084, Section 8, 44.

¹⁰ Ibid, 45.

¹¹ Prince George's County Land Records. Plat for "Section 7, University Park," Block 47, Lots 1-8, p. 1, 3 January 1939.

¹² Prince George's County Land Records. Plat for "Section 7, University Park," Block 47, Lots 2-4, 6 Resubdivision, 1, 29 July 1954.

¹³ The December 1946 Prince George's County Plat Map for the subdivision listed the following owners: Howard Polinger (1916-2007) and his wife, Geraldine Merican Polinger (b. 1941); David Lorenz (1896-1958), and his wife, Matilda W. Lorenz (b. 1900) and their daughter, Ruth Marilyn Lorenz (b. 1923).

¹⁴ The May 1949 building permit issued to the Potomac Construction Co. listed that the owner would be M.P. Phillips. Little is known about Mortimer B. Phillips, other than that he was active in real estate during this period in Silver Spring, Maryland, and often partnered with The Potomac Construction Co., located at 8512 Georgia Avenue, on modest residential construction projects. ("Phillips to Build in Silver Spring," *Washington Post*, September 9, 1951, F4.)

¹⁵ "Ten Bungalows Planned for University Park," *Washington Post*, May 22, 1949, R10.

¹⁶ "Brick, Fieldstone Bungalows Under Way in University Park," *Washington Post*, August 28, 1949, R8.

¹⁷ "5 Maryland Builders Plan Construction," *Washington Post*, August 21, 1949, R4.

¹⁸ "Project Planned," *Washington Post*, April 30, 1950, R5.

¹⁹ "Ten Homes Slated in University Park," *Washington Post*, June 4, 1950, R14.

²⁰ "University Park Homes," *Washington Post*, August 20, 1950, R2.

²¹ "University Park Houses," *Washington Post*, September 3, 1950, R3.

²² The July 1954 plat listed lots 2, 4, and 6 as the lots being resubdivided.

²³ J. Harry Shannon, "The Rambler Writes of Prince Georges [sic] County," *The Sunday Star*, August 17, 1919; Franklin A. Robinson, Jr., "The Correspondence of Charles Eversfield of Denne Park, and the Rev. John Eversfield of Maryland," www.denneparkhouse.co.uk. Accessed March 2, 2009.

²⁴ J. Harry Shannon, "The Rambler Writes of the Eversfield Home," *The Sunday Star*, November 9, 1919.

²⁵ Prince George's County Land Records, Ann R. Eversfield to W.O. Eversfield, Liber HB 7, Folio 559, August 9, 1873.

²⁶ *History of the Medical Society of the District of Columbia, 1817-1909* (Washington, D.C.: Medical Society of the District of Columbia, 1909), 310.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Line of Property

County and State

- ²⁷ J. Harry Shannon, photographer, "Dr. Octavus Eversfield Office (in old log building) in College Park, Maryland," The Historical Society of Washington, D.C., (RA 0649-2, Rambler Photograph Collection), circa 1915; "The Rambler Writes of Prince Georges [sic] County," *The Sunday Star*, August 17, 1919.
- ²⁸ Griffith Morgan Hopkins, *Atlas of Fifteen Miles around Washington, including Prince George's County, Maryland-1878* (Philadelphia, PA: G.M. Hopkins, 1878). The property is incorrectly noted as belonging to "Dr. E.O. Eversfield."
- ²⁹ "Eversfield Mansion is Destroyed by Fire," *Washington Post*, April 18, 1926, 1.
- ³⁰ The house was destroyed by fire in 1926; the log building used by Dr. Eversfield as his office was razed in the late twentieth century.
- ³¹ Their son Donald Eversfield died in 1907.
- ³² "Pohmer Moves Office," *Washington Post*, January 9, 1938, R4.
- ³³ "Prince George's Grants Permit for Cemetery," *Washington Post*, 29 March 1944, 2; "Record Paving Project Slated for Riverdale," *Washington Post*, June 8, 1938, X21.
- ³⁴ "Estates Planned at College Heights," *Washington Post*, October 17, 1937, R2.
- ³⁵ "Privacy, Safety are Important in Subdivision," *Washington Post*, March 28, 1937, R8.
- ³⁶ Radburn was conceived by planner-architects Clarence S. Stein and Henry Wright in 1928-1929. The suburb was the product of the Regional Planning Association of America (RPAA) with the goal to promote social reform and improvement in the housing of moderate income Americans based on the principles of English Garden City planning.
- ³⁷ Advertisement, *Washington Post*, October 13, 1940, 47.
- ³⁸ In 1955, a six-room addition was added to the elementary school. ("\$6,000 Acre Cost Set on School Site," *Washington Post*, November 29, 1955, 47.)
- ³⁹ Phyllis Bate Sparks, *A Brief History of the town of University Park, 1936-1976, A Short History of a Young Bicentennial Community*, University Park Bicentennial Committee, 1976, 15.
- ⁴⁰ Phyllis Bate Sparks, *A Brief History of the town of University Park, 1936-1976*, 20.
- ⁴¹ "Seidensspinner Named to Head County C. of C.," *Washington Post*, January 28, 1959, A16.
- ⁴² "Seidensspinner Left U.S. Job for Realty Post," *Washington Post*, May 2, 1937, R11.
- ⁴³ *Ibid.*
- ⁴⁴ *Ibid.*
- ⁴⁵ "Seidensspinner Named to Head County C. of C.," *Washington Post*, January 28, 1959, A16.
- ⁴⁶ Thomas M. Cahill, "The Week in Real Estate," *Washington Post*, April 16, 1939, R1.
- ⁴⁷ "Arthur Seidensspinner, Maryland Developer," *Washington Post*, May 31, 1972, C5.
- ⁴⁸ *Ibid.*
- ⁴⁹ "Obituaries: Pauline Roby Seidensspinner," *Washington Post*, April 24, 1987, C4.
- ⁵⁰ 1920 U.S. Federal Census (Population Schedule). Online: The Generations Network, Inc., 2007. Subscription database. Digital scan of original records in the National Archives, Washington, DC. <http://www.ancestry.com>. (accessed May 20, 2009).
- ⁵¹ "Obituaries: Pauline Roby Seidensspinner," *Washington Post*, April 24, 1987, C4.
- ⁵² The Shepherd and Gilbert Company did not incorporate until April 1923. (National Register of Historic Places, *University Park Historic District*, University Park, Prince Georges County, Maryland, National Register #96001084, Section 8, 40.)
- ⁵³ Shepherd's and Gilbert's houses were located at 6806 Baltimore Avenue and 4411 Beechwood Road, respectfully.
- ⁵⁴ "Extensions Started at University Park," *Washington Post*, April 8, 1928, R3.
- ⁵⁵ Board of Examiners and Registrars of Architects, Application, s.v. V.T.H. Bien, June 6, 1940. On file at Office of Public Records, D.C. Archives.
- ⁵⁶ American Institute of Architects, *American Architects Directory, 1956* (New York, NY: R.R. Bowker Co., 1955), s.v., Bien, V(an) T(uy)l H(art); "V.T.H. Bien, Architect, Dies at 73," *Washington Post*, August 21, 1960.
- ⁵⁷ John Lippert, telephone interview by EHT Traceries, March 4, 2009.
- ⁵⁸ Fred Lippert's son, John, continues to reside in the dwelling; John Lippert, telephone interview by EHT Traceries, March 4, 2009.
- ⁵⁹ "J. Frank Rushe," *Washington Post*, April 4, 1956, 18.
- ⁶⁰ Maryland Historical Trust. *Bloomfield/Deakins House, 6406 Queens's Chapel Road, University Park, Maryland, P.G #66-5*, State Historic Sites Inventory Form, December 1987, Section 8, 2.
- ⁶¹ "George Bowen, of Hyattsville, is Dead at 69," *Washington Post*, April 18, 1941, 30.
- ⁶² "Francis C. Little, Former B.F. Saul President, Dies," *Washington Post*, April 26, 1985, B10.
- ⁶³ "Washington Developer Howard Polinger, 91," *Washington Post*, December 17, 2007.
- ⁶⁴ "Milton Polinger, Builder, Is Dead at 62," *Washington Post*, December 22, 1976, D6.
- ⁶⁵ "David Lorenz," *Washington Post*, December 29, 1958, B2.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

⁶⁶ In 1993, the company became the Polinger Shannon & Luchs Co.

⁶⁷ "Survey Aids Builder in Innovations," *Washington Post*, April 8, 1961, C9.

⁶⁸ "Washington Developer Howard Polinger, 91," *Washington Post*, December 17, 2007.

⁶⁹ Linda Flint McClelland, David L. Ames, and Sarah Dillard Pope, "National Register of Historic Places Multiple Property Documentation Form: Historic Residential Suburbs in the United States, 1830-1960," 2002, F-58-60.

⁷⁰ *Ibid*, F-61-63.

⁷¹ Five lots to the north of Wells Parkway were created as part of Plat 6 but are not within the municipal boundaries of the Town of University Park.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Line of Property

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Sunday Star, The

U.S. Bureau of the Census, Population Census, Maryland, Prince George's County, 1860, 1870, 1880, 1900, 1910, 1920, and 1930.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

Virta, Alan. *Prince George's County: A Pictorial History*. Virginia Beach, VA: The Donning Company and Alan Virta, 1991 reprint.

Washington City Directories, 1889 and 1890.

Washington Post, The

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☒ Other
Name of repository: University of Maryland at College Park

Historic Resources Survey Number (if assigned): PG: 66-29

10. Geographical Data

Acreage of Property 115 Acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

SEE CONTINUATION SHEET, p. 70

1	Zone	Easting	Northing	3	Zone	Easting	Northing
2	Zone	Easting	Northing	4	Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The expansion area of the University Park Historic District is located in northwestern Prince George's County, Maryland, and includes properties within the northwest corner of the incorporated Town of University Park.

The neighborhood is roughly bounded by Adelphi Road to the west, Wells Parkway to the north, Van Buren and Underwood streets to the east, Queen Chapel and Toledo roads to the south. The College Heights Estates neighborhood and the University of Maryland College Park campus are located to the immediate north, with Baltimore Avenue (U.S. Route 1) running north-south to the east, and the East-West Highway and the City of Hyattsville located to the south.

At Queens Chapel Road, which is the southeastern border of the historic district, the boundary includes those properties fronting on the northwest side of the street; the inclusive lots between Queens Chapel Road, Wells

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

Parkway, and Underwood Street (at the southern end of the block) are all joined as 4315 Underwood Street (University Park Elementary School). The boundary runs north along Underwood Street to include 4311 to 4301 Underwood Street. Turning right at the intersection of Underwood Street with Beechwood Road, the boundary captures the properties fronting on the east side of Underwood Street; running along the rear of the lot lines from 4216 to 4200 Underwood Street. The boundary travels northeast on College Heights Drive to include the property at 4107 Van Buren Street and the corner lot at 4300 College Heights Drive. It runs along the rear lot lines of those properties fronting Van Buren Street (4100 to 4108 and 4101 to 4107 Van Buren Street), northwest of College Heights Drive, to capture the lot at 6901 Wells Parkway. Merging onto Wells Parkway, the boundary includes those properties from 6900 to 7110 Wells Parkway. At the intersection of Adelphi Road with Wells Parkway, the lots on the east side on the street from 7103 to 6701 Adelphi Road are included. The park on the east side of Adelphi Road and west of Wells Parkway, on the north side of Toledo Road and extending southeast along the west side of Wells Parkway, is included as the southwesternmost border.

The University Park Historic District expansion area encompasses approximately 115 acres, reflecting the platting by College Heights Estates, Inc. and University Park Homes, Inc., from 1938 to 1954.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the expansion area of the University Park Historic District recognize the thirteen subdivisions created by the real estate development companies University Park Homes, Inc., and College Heights Estates, Inc., between 1938 and 1954. These boundaries correlate to the Town of University Park's municipal boundaries.

The northern portion of the expansion area was formerly part of the Eversfield farm, which was conveyed by the heirs to College Heights Estates, Inc. The southern portion was historically associated with the Deakins family farm, which was subdivided and eventually sold to the University Park Company, Inc., the precursor to University Park Homes, Inc.

The western border is defined by Adelphi Road, which is a highly traveled arterial roadway that runs northwest-southeast. This street, historically known as Colesville Road, predates the establishment of the town of University Park. It served as the western municipal boundary for all subdivisions within University Park. Five properties fronting Adelphi Road to the north of Wells Parkway were excluded from the historic district expansion. Despite having been established as part of Plat 6, which is located to the south of Wells Parkway and platted in 1950 by College Heights Estates, Inc., these lots are not part of the incorporated town of University Park and, thus, do not contribute architecturally or historically to our understanding of the town's history. The majority of Plat 6 is contiguously located to the south of Wells Parkway, within the municipal boundaries of the town.

To the north is the unincorporated neighborhood of College Heights Estates, which is located to the north of Wells Parkway. This mid-twentieth-century neighborhood was platted by Arthur Seidenspinner and College Heights Estates, Inc. between 1938 and 1946. Historically, and currently, it has no association with the Town of University Park. The area to the south of Wells Parkway within the expansion area was historically a part of the Town of University Park, although platted and developed by College Heights Estates, Inc. upon their purchase of the property from the University Park Homes, Inc.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

The irregular eastern boundary is defined by the plats created as part of University Park by the real estate company of University Park Homes, Inc., as well as the few plats in the area filed as part of the College Heights Estates suburb by College Heights Estates, Inc. This eastern boundary extends south to include the University Park Elementary School at 4315 Underwood Street. As the expansion area's only non-residential building, the 1978 elementary school replaced the original 1928 school building that served the community. This earlier elementary school, as well as the current one, was built on land that was donated to the County School Board by the University Park Company.

The southernmost boundary of the expansion area extends along Queens Chapel Road, capturing the town's public park and creek, and winding upwards to Toledo Road, where it runs west to the intersection of Adelphi and Toledo roads. Queens Chapel Road was a physical boundary for all of the subdivision plats within the expansion area.

11. Form Prepared By

name/title Laura V. Trieschmann, Architectural Historian, Anna Stillner Chiriboga, Historic Preservationist
organization EHT Traceries, Inc. date May 2011 REVISED July 2011 & November 2011
street & number 1121 Fifth Street, N.W. telephone (202) 393-1199
city or town Washington state D.C. zip code 20001
mail ltrieschmann@traceries.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: University Park Historic District (Boundary Expansion)
City or Vicinity: University Park
County: Prince George's **State:** Maryland
Photographer: EHT Traceries, Inc.
Date Photographed: March 2011
Description of Photograph(s) and number: 6707-6705 40th Avenue; View looking South
1 of 16.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

Name of Property: University Park Historic District (Boundary Expansion)
City or Vicinity: University Park
County: Prince George's **State:** Maryland
Photographer: EHT Traceries, Inc.
Date Photographed: March 2011
Description of Photograph(s) and number: 6803, 6801, 6709 40th Avenue; View looking Southeast
2 of 16.

Name of Property: University Park Historic District (Boundary Expansion)
City or Vicinity: University Park
County: Prince George's **State:** Maryland
Photographer: EHT Traceries, Inc.
Date Photographed: March 2011
Description of Photograph(s) and number: 6712 41st Avenue, 40007 Underwood Street; View looking Southwest at Southwest intersection of 41st Avenue and Underwood Street
3 of 16.

Name of Property: University Park Historic District (Boundary Expansion)
City or Vicinity: University Park
County: Prince George's **State:** Maryland
Photographer: EHT Traceries, Inc.
Date Photographed: March 2011
Description of Photograph(s) and number: 4103, 4101 Van Buren Street; View looking Southeast
4 of 16.

Name of Property: University Park Historic District (Boundary Expansion)
City or Vicinity: University Park
County: Prince George's **State:** Maryland
Photographer: EHT Traceries, Inc.
Date Photographed: March 2011
Description of Photograph(s) and number: 4100, 4102, 4104 Van Buren Street; View looking Northwest
5 of 16.

Name of Property: University Park Historic District (Boundary Expansion)
City or Vicinity: University Park
County: Prince George's **State:** Maryland
Photographer: EHT Traceries, Inc.
Date Photographed: March 2011
Description of Photograph(s) and number: 4311, 4309 Underwood Street; View looking Southwest
6 of 16.

Name of Property: University Park Historic District (Boundary Expansion)
City or Vicinity: University Park
County: Prince George's **State:** Maryland
Photographer: EHT Traceries, Inc.
Date Photographed: March 2011
Description of Photograph(s) and number: 6703, 6701 Wells Parkway; View looking Northeast across stream
7 of 16.

Name of Property: University Park Historic District (Boundary Expansion)
City or Vicinity: University Park
County: Prince George's **State:** Maryland
Photographer: EHT Traceries, Inc.
Date Photographed: March 2011

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

Description of Photograph(s) and number: 6609-6607 Wells Parkway; View looking east across stream
8 of 16.

Name of Property: University Park Historic District (Boundary Expansion)

City or Vicinity: University Park

County: Prince George's **State:** Maryland

Photographer: EHT Traceries, Inc.

Date Photographed: March 2011

Description of Photograph(s) and number: Public Park; View looking Southeast
9 of 16.

Name of Property: University Park Historic District (Boundary Expansion)

City or Vicinity: University Park

County: Prince George's **State:** Maryland

Photographer: EHT Traceries, Inc.

Date Photographed: March 2011

Description of Photograph(s) and number: 4012, 4014 Beechwood Road; View looking Northeast
10 of 16.

Name of Property: University Park Historic District (Boundary Expansion)

City or Vicinity: University Park

County: Prince George's **State:** Maryland

Photographer: EHT Traceries, Inc.

Date Photographed: March 2011

Description of Photograph(s) and number: 4004, 4006 Beechwood Road; View looking Northwest
11 of 16.

Name of Property: University Park Historic District (Boundary Expansion)

City or Vicinity: University Park

County: Prince George's **State:** Maryland

Photographer: EHT Traceries, Inc.

Date Photographed: March 2011

Description of Photograph(s) and number: 4013, 4011 Beechwood Road; View looking Southeast
12 of 16.

Name of Property: University Park Historic District (Boundary Expansion)

City or Vicinity: University Park

County: Prince George's **State:** Maryland

Photographer: EHT Traceries, Inc.

Date Photographed: March 2011

Description of Photograph(s) and number: 4000 Beechwood Road; View looking Northeast
13 of 16.

Name of Property: University Park Historic District (Boundary Expansion)

City or Vicinity: University Park

County: Prince George's **State:** Maryland

Photographer: EHT Traceries, Inc.

Date Photographed: March 2011

Description of Photograph(s) and number: 6907, 6905 40th Avenue; View looking Northeast
14 of 16.

Name of Property: University Park Historic District (Boundary Expansion)

City or Vicinity: University Park

County: Prince George's **State:** Maryland

Prince George's County, MD

Name of Property

County and State

Photographer: EHT Traceries, Inc.

Date Photographed: March 2011

Description of Photograph(s) and number: 7000, 7002 40th Avenue; View looking Northwest
15 of 16.

Name of Property: University Park Historic District (Boundary Expansion)

City or Vicinity: University Park

County: Prince George's **State:** Maryland

Photographer: EHT Traceries, Inc.

Date Photographed: March 2011

Description of Photograph(s) and number: 6809, 6907 Adelphi Road; View looking Southeast
16 of 16.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name	Multiple Owners
------	-----------------

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.




10. GEOGRAPHICAL DATA

UTM References

1. 18/330537/4316036
2. 18/331537/4315547
3. 18/331541/4315244
4. 18/331724/4315063
5. 18/331608/4314981
6. 18/331402/4315921
7. 18/331125/4315076

**UNIVERSITY PARK
HISTORIC DISTRICT MAP**

University Park
Prince George's County, Maryland
PG: 66-29

-  Non-Contributing Resource
-  Contributing Resource
-  Historic District Boundary Extension
-  Historic District Existing Boundary

Not to scale
EHT Traceries, Inc., 2011

↑
N



5582 11 SE
KENSINGTON

UNITED STATES
DEPARTMENT OF THE
GEOLOGICAL SURVEY

77°00' 27" WHEATON 4.5 MI 28

39°00'

30 57'30"

31 0.8 MI TO U.S. 1

418000m N

417

416

414

57'30"

413

UNIVERSITY PARK
HISTORIC DISTRICT
(BOUNDARY EXPANSION)
PRINCE GEORGE'S COUNTY,
MARYLAND

DG: 66-29

UTM

1) 18/0330537/4316056

2) 18/0331537/4315147

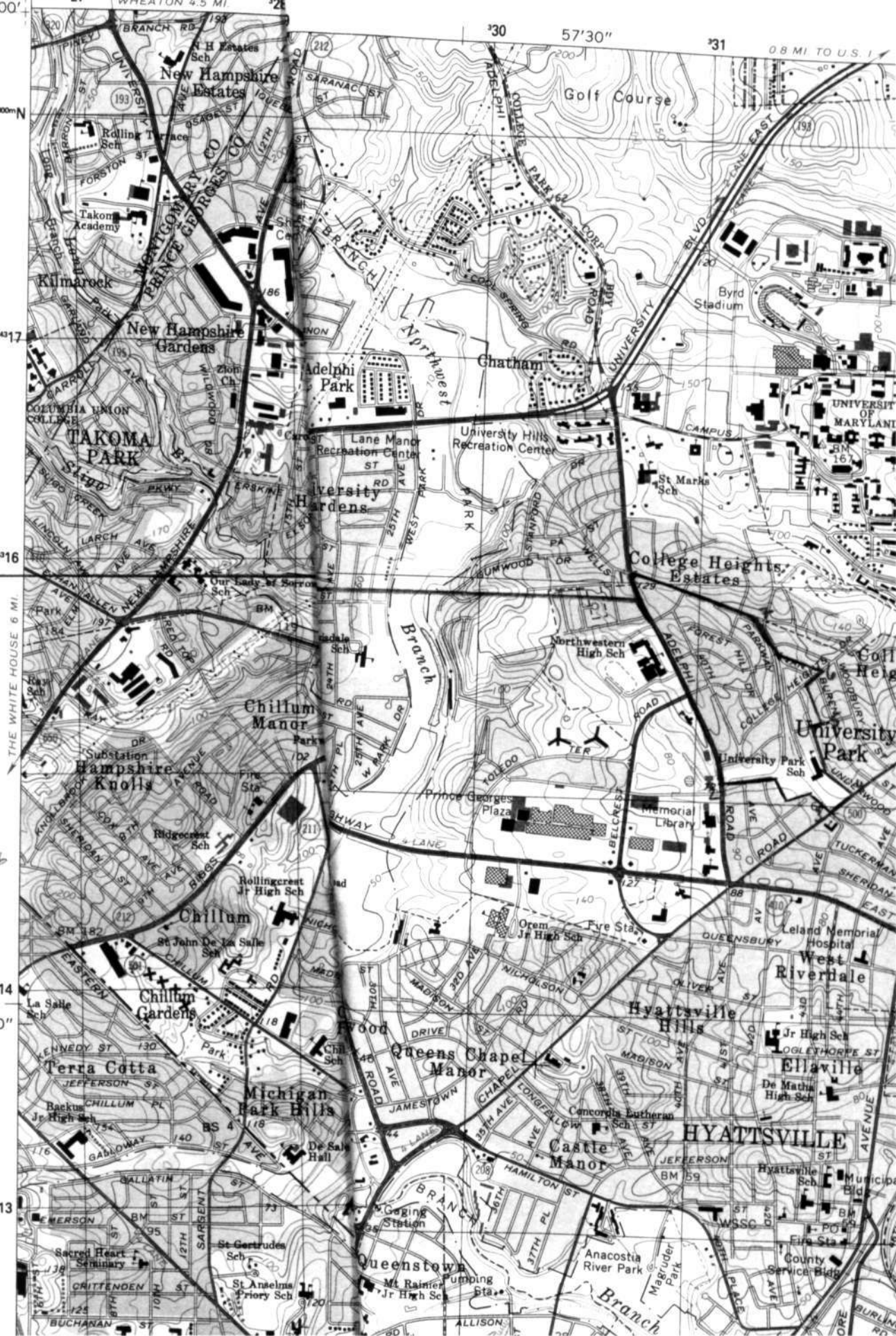
3) 18/0331541/4315244

4) 18/0331724/4315063

5) 18/0331604/4314981

6) 18/0331402/4315421

7) 18/0331125/4315076





PG 166-29

6707-6705, 40TH AVENUE

UNIVERSITY PARK HISTORIC DISTRICT (BOUNDARY EXPANSION)

PRINCE GEORGE'S COUNTY, MARYLAND

EHT TRACERIES, INC.

MARCH 2011

EHT TRACERIES, INC.

LOOKING SOUTH

1 OF 16



PG: 66-29

6803, 6801, 6709 110TH AVENUE

UNIVERSITY PARK HISTORIC DISTRICT (BOUNDARY EXPANSION)

PRINCE GEORGE'S COUNTY, MARYLAND

EHT NACERIES, INC.

MARCH 2011

EHT TRACERIES, INC.

LOOKING SOUTHEAST

2 OF 16



PG:66-29

6712 41ST AVENUE, 4007 UNDERWOOD STREET

UNIVERSITY PARK HISTORIC DISTRICT (BOUNDARY EXPANSION)

PRINCE GEORGE'S COUNTY, MARYLAND

EHT TRACERIES, INC.

MARCH 2011

EHT TRACERIES, INC.

VIEW LOOKING SOUTHWEST AT SOUTHWEST INTERSECTION OF
41ST AVENUE AND UNDERWOOD STREET

3 OF 16



PG: 66-29

4103, 4101 VAN BUREN STREET

UNIVERSITY PARK HISTORIC DISTRICT (BOUNDARY EXPANSION)
PRINCE GEORGE'S COUNTY, MARYLAND

EHT TRACERIES, INC.

MARCH 2011

EHT TRACERIES, INC.

VIEW LOOKING SOUTHEAST

4 OF 16



PG: 66-29

4100, 4102, 4104 VAN BUREN STREET
UNIVERSITY PARK HISTORIC DISTRICT (BOUNDARY EXPANSION)
PRINCE GEORGE'S COUNTY, MARYLAND
EHT TRACERTES, INC.

MARCH 2011

EHT TRACERTES, INC.

VIEW LOOKING NORTHWEST

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PG: 66-29

4311, 4309 UNDERWOOD STREET

UNIVERSITY PARK HISTORIC DISTRICT (BOUNDARY EXPANSION)

PRINCE GEORGE'S COUNTY, MARYLAND

EHT TRACERIES, INC.

MARCH 2011

EHT TRACERIES, INC.

VIEW LOOKING SOUTHWEST

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PG: 06-29

6703, 6701 WELLS PARKWAY

UNIVERSITY PARK HISTORIC DISTRICT (BOUNDARY EXPANSION)

PRINCE GEORGE'S COUNTY, MARYLAND

EHT TRACERIES, INC.

MARCH 2011

EHT TRACERIES, INC.

VIEW LOOKING NORTHEAST ACROSS STREAM

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PG:66-29

6609, 6607 WELLS PARKWAY

UNIVERSITY PARK HISTORIC DISTRICT (BOUNDARY EXPANSION)

PRINCE GEORGE'S COUNTY, MARYLAND

EHT TRACERIES, INC.

MARCH 2011

EHT TRACERIES, INC.

VIEW LOOKING EAST ACROSS STREAM

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DS: 66-29

PUBLIC PARK

UNIVERSITY PARK HISTORIC DISTRICT (BOUNDARY EXPANSION)

PRINCE GEORGE'S COUNTY, MARYLAND

EHT TRACERIES, INC.

MARCH 2011

EHT TRACERIES, INC.

VIEW LOOKING SOUTHEAST

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PG:66-29

4012, 4014 BEECHWOOD ROAD

UNIVERSITY PARK HISTORIC DISTRICT (BOUNDARY EXPANDED)

PRINCE GEORGE'S COUNTY, MARYLAND

EHT MACERIES, INC.

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EHT MACERIES, INC.

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4004, 4006 BEECHWOOD ROAD

UNIVERSITY PARK HISTORIC DISTRICT (BOUDALY EXPANSION)

PRINCE GEORGE'S COUNTY, MARYLAND

EHT TRACERIES, INC.

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4013, 4011 BEECHWOOD ROAD

UNIVERSITY PARK HISTORIC DISTRICT (BOUNDARY EXPANSION)

PRINCE GEORGE'S COUNTY, MARYLAND

EHT TRACERIES, INC.

MARCH 2011

EHT TRACERIES, INC.

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4000 BEECHWOOD ROAD

UNIVERSITY PARK HISTORIC DISTRICT (BOUNDARY EXPANSION)

PRINCE GEORGE'S COUNTY, MARYLAND

EHT TRACERIES, INC.

MARCH 2011

EHT TRACERIES, INC.

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6907, 6905 40TH AVENUE

UNIVERSITY PARK HISTORIC DISTRICT (BOUNDARY EXPANSION)

PRINCE GEORGE'S COUNTY, MARYLAND

EHT TRACETTES, INC.

MARCH 2011

EHT TRACETTES, INC.

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PG166-29

7000, 7002 40TH AVENUE

UNIVERSITY PARK HISTORIC DISTRICT (BOUNDARY EXPANSION)

PRINCE GEORGE'S COUNTY, MARYLAND

EHT TRACERIES, INC.

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EHT TRACERIES, INC.

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DG:66-29

6809, 6807 ADELPHI ROAD

UNIVERSITY PARK HISTORIC DISTRICT (BOUNDARY EXPANSION)

PRINCE GEORGE'S COUNTY, MARYLAND

EHT TRACERIES, INC.

MARCH 2011

EHT TRACERIES, INC.

VIEW LOOKING SOUTHEAST

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United States Department of the Interior
National Park Service

PG: 66-29
MHT Inventory No.

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: University Park Historic District

other name/site number: PG: 66-29

2. Location

street & number: bounded by Baltimore Ave., MD Route 410 and Adelphi Rd.

not for publication: n/a

city/town: University Park

vicinity: n/a

state: MD county: Prince George's code: 33 zip code: 20782

3. Classification

Ownership of Property: multiple (more than fifty) public and private

Category of Property: district

Number of Resources within Property:

Contributing	Noncontributing
<u>774</u>	<u>159</u> buildings
<u>1</u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>775</u>	<u>159</u> Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: n/a

=====

4. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the designation criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. _____ See continuation sheet.


Signature of certifying official

STATE HISTORIC PRESERVATION OFFICER

Date

9-5-96

State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. _____ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

=====

5. National Park Service Certification

=====

I, hereby certify that this property is:

_____ entered in the National Register
_____ See continuation sheet.

_____ determined eligible for the
National Register

_____ See continuation sheet.

_____ determined not eligible for the
National Register

_____ removed from the National Register

_____ other (explain): _____

Signature of Keeper

Date
of Action

=====

6. Function or Use

Historic: Domestic

Sub: single dwelling

Domestic

secondary structure

Religion

religious facility

Current : Domestic

Sub: single dwelling

Domestic

secondary structure

Religion

religious facility

Government

city hall

=====

7. Description

PG:66-29

Architectural Classification:

Late 19th and 20th Century Revivals: Colonial RevivalLate 19th and 20th Century Revivals: Tudor RevivalLate 19th and 20th Century Revivals: Mission/Spanish Colonial RevivalLate 19th and 20th Century American Movements: Bungalow/CraftsmanOther Description: n/a

Materials: foundation brick; concrete
walls brick
weatherboard
shingle
stone
stucco
aluminum
vinyl
roof slate; asphalt; asbestos; terra cotta
other wood; brick; concrete

Describe present and historic physical appearance. X See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: locally.Applicable National Register Criteria: A, CCriteria Considerations (Exceptions) : n/aAreas of Significance: Architecture
Community PlanningPeriod of Significance: 1920-1945Significant Dates : n/aSignificant Person(s): n/aCultural Affiliation: n/a

Architect/Builder: various architects and builders, including:
Groff, Forrest U., architect
Moffatt, H.J., architect
Talley, Charles M., architect
Hannum & Turner, builders
Rimmer, James. H., builder
Harrison, George, builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
X See continuation sheet.

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=====

9. Major Bibliographical References

=====

☒ See continuation sheet.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

☒ State historic preservation office☐ Other state agency☐ Federal agency☒ Local government☐ University☐ Other -- Specify Repository: _____

=====

10. Geographical Data

Acreage: approximately 191 acresUSGS quad: Washington East, MD

UTM References: Zone Easting Northing Zone Easting Northing

A 18 332100 4315800 B 18 332000 4314400C 18 331040 4314650 D 18 331280 4315850 See continuation sheet.Verbal Boundary Description: X See continuation sheet.Boundary Justification: X See continuation sheet.

=====

11. Form Prepared By

Name/Title: Howard S. Berger, Architectural HistorianOrganization: P.G. Co. Historic Preservation Commission Date: April 1995Street & Number: 14741 Gov. Oden Bowie Drive Telephone: (301) 952-3520City or Town: Upper Marlboro State: MD ZIP: 20772

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

University Park H. D.
Prince George's County
Maryland

Section number 7 Page # 1
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DESCRIPTION SUMMARY

The University Park Historic District is a picturesque, early 20th century, middle-class, automobile suburb within the Route 1 corridor in northwestern Prince George's County, Maryland. The district, which developed over the period 1920-1945, is exclusively residential. The primary building type is the detached single-family dwelling; the secondary building type is the freestanding garage. The only non-residential buildings within the district and the town are two churches and the Town Hall, which is located in a former residence. Prominent features of the historic district include its gently rolling landscape, a broad diagonal avenue that bisects the community from the southwest to the northeast, and as a counterpoint, the meandering course of a stream valley park runs from the northwest to the southeast. Other notable features include the property's original farmhouse [which is now a private residence] and the nearby family cemetery. The district is characterized by streets of evenly spaced, neatly-kept houses shaded by mature trees. The houses are built in a range of popular early 20th century architectural styles including Tudor and Mediterranean Revival, and varied interpretations of the Craftsman Aesthetic and the Colonial Revival. The historic district contains 774 contributing buildings, 1 contributing site, and 159 non-contributing buildings.

GENERAL DESCRIPTION

Methodology

A study of the architectural and social history of the Town of University Park was conducted from the fall of 1993 to the spring of 1995. The study was requested by the Town. The study involved the work of more than thirty volunteers who participated in comprehensive field survey and photography projects and archival research involving maps and historic tax assessment data as primary source materials. The intent of the field survey and photography was to document, in a general way, the architectural character of the study area and to provide the community with a comprehensive record of its character dating to early 1995. Secondary source materials consulted included historic newspapers and periodicals, fire insurance maps, aerial photographs, community histories, census data and oral interviews with longtime residents.

In order to be consistent with National Register guidelines, the study area focused on that portion of University Park with architectural and historical significance that pre-dated 1945. The initial study area included all major land subdivisions registered before the end of 1945; in all, almost 1000 buildings were surveyed. The final district boundaries reflect only those areas with the highest concentration of buildings meeting National Register criteria.

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Summary Statistics

The historic district is an area composed of all or part of 35 subdivided blocks. Within the boundaries of the historic district there are 933 buildings and 1 site, constructed between 1920 and 1994.¹ Of the total count, 774 buildings and 1 site contribute to architectural and historic character of the district; 159 buildings are considered to be non-contributing either because of a recent construction date or a lack of architectural integrity. This count reflects the fact that only freestanding garages were tallied separately. The number of garages attached to houses does not, therefore, affect the total number of quantified elements within the district.

As a related statistic, within the historic district there are a total of 475 garages. Of these, 278 are freestanding and 197 are attached to houses. In addition, 131 houses accommodate automobiles only with driveways; only 44 houses have neither a garage nor a driveway.

Resource Sketch Map and Building Inventory

A Resource Sketch Map indicating the boundaries of the historic district uses a Prince George's County, Maryland Property Address Map as its base (see Continuation Sheet 7.43). The map also indicates the location and address of all standing primary buildings as of August 1, 1994. Freestanding garages, a ubiquitous secondary building type, are not indicated on the map. The Deakins family cemetery, the district's single contributing site, is identified on the Resource Sketch Map and included in the count of contributing elements. The remnants of the original farm lane, discussed in the text as a matter of historical interest, is not shown on the map or included with counted elements because the lane has substantially lost physical integrity, and by itself conveys no significance.

The exact location and character of all contributing and non-contributing elements in the district are included in the Building Inventory found at the end of Section 7. The Inventory also includes an exact count of district elements. The building inventory is organized alphabetically by street name and in ascending numerical order by house number; numbered streets are found at the beginning of the list. The existence of all primary and secondary buildings was verified in a field survey.

¹The historic district includes Bloomfield, a frame plantation house built in the mid-nineteenth century. The house was extensively remodeled in the 1920s. Today, little if any, nineteenth-century fabric remains and the house is more accurately considered a product of the 1920s.

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Photograph Key

Because of the large number of resources within the historic district and the number of photographs required to effectively illustrate them, a photographic sketch map locating historic features discussed in the text is included with the physical description (see Continuation Sheet 7.44). Each photograph is numbered according to its initial reference in the text. Representative streetscapes and representative non-contributing buildings are also indicated on the sketch map.

Landscape Features

Topography/Natural Features

The historic district is characterized by a gently undulating landscape. The lowest elevation within the district, 57' above sea level, is found near its southeast corner, at Wells Parkway and Baltimore Avenue. To the north, near the intersection of Pineway and Baltimore Avenue, the highest elevation within the district is approximately 138 feet above sea level. Between these points, a series of broad, gently rolling hills descend to the north and south. In general, to the south and west, the topography is flat; to the northeast it is hilly.

Running roughly through the center of the district from the northwest to the southeast are two shallow streambeds that unite to form a larger, unnamed tributary of the nearby Northeast Branch. The Northeast Branch runs through the adjacent community of Riverdale to the southeast and ultimately into the Anacostia River, slightly more than 2 miles downstream. The unnamed streambeds within the historic district now form the spine of a public park maintained by the Town of University Park.²

Vegetation

The Town of University Park and the historic district are nestled in a mature mixed hardwood forest of oaks (*Quercus* var.), tulip poplars (*Liriodendron tulipifera*), maples (*Acer* var.) sycamore (*Platanus occidentalis*) and sweetgum (*Liquidambar styraciflua*), which from their size, appear to predate the development of the town. This "background" woodland has been augmented by extensive street tree and front yard plantings, which are a mix of major hardwoods, and minor ornamentals. The major hardwood street trees which predominate, include a broad variety of mature oaks (Scarlet, willow, pin, red and sawtooth), along with sycamores and maples. The minor street trees include a large number of mature

²The Town has developed its stream valley park with a series of recreational facilities including walking/biking paths, tennis courts and ball fields.

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Bradford pears (*Pyrus calleryana*), dogwoods, flowering cherries, and hawthorns. During the summer months, the tree canopy creates a series of verdant and shaded enclaves.

Throughout many of the neighborhoods, residents have planted ornamental and flowering trees and shrubs including dogwood, weeping cherry, rhododendron, azalea and crepe myrtle on private property and within curbside greenspace. Throughout the spring, the delicate white blossoms of the Bradford Pear are supplemented by masses of pink, purple, lavender and red blossoms. In many areas, the display continues through mid-summer. The fall represents a time of equal variety; the community is ablaze in autumnal colors ranging from the bright red of the Bradford Pears to the orange, yellows and browns of numerous cherry, maple and oak trees.

Street Pattern

The pattern of streets and blocks within the historic district is based generally on a rectangular grid. The district is framed on three sides pre-existing major thoroughfares. On the east, Baltimore Avenue (US 1) is two lanes in each direction and runs almost directly north-south. On the west, Adelphi Road has followed the same north-northwesterly course since the end of the nineteenth century when it bounded the Deakins property and led north to Colesville in Montgomery County. The leg of Colesville Road that formed the southern boundary of the Deakins farm and today is the southern boundary of University Park, is now MD Route 410, a multi-lane divided road also known as East-West Highway.

Departures from the historic district's internal rectilinear grid are the result of both natural and manmade landscape features. Some adjustments were made in response to the gently rolling topography and the southeasterly course of the streambed that bisects the community. Others are the result of manmade features like historic property boundaries and Queens Chapel Road, the broad diagonal avenue that runs through the historic district from the southwest to the northeast, and is a counterpoint to the course of the streambed.

Although most developed blocks are generally rectangular, a number have at least one curvilinear side. Several blocks are triangular, the result of diagonally intersecting streets. Within the historic district, internal residential streets have roadbeds ranging from 22' to 35'; Queens Chapel Road at its widest has approximately 40' of paved surface. Service alleys are few, and in all but one case are found within blocks fronting major roads bordering the historic district. The alleys provide vehicular access to lots where heavy traffic or steep grades make individual driveways impractical. Concrete sidewalks are found along most streets.

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Lot Size and Use

Streetscapes within the historic district are neatly ordered. The location of structures and improvements on building lots has little variety. By far the most common arrangement of these features places the dwelling roughly at the center of a rectangular lot with its main entry and mass oriented to the street. Throughout the historic district, building lots are typically small and rectangular. As many blocks are irregularly shaped, some building lots are wider to the front or to the rear. The typical development pattern is a single house on a single lot with a standard front setback of between 50'-100', and side-yard setbacks between 6'-10'. Commonly, side and rear yards are defined by fencing of various types and vegetative screening. In a number of cases, a single house may occupy two or three lots as a result of a corner location, substantial changes in grade, or the historic acquisition of multiple lots.

Typically, to one side of a lot a driveway leads to a freestanding or attached garage. Freestanding garages are either immediately adjacent to the house or located to the extreme rear of the property. Attached garages are located at or below grade depending on topography; only occasionally is an attached garage located behind the house and concealed by it from the street. Because of the narrow lotting pattern, the vast majority of garage entrances directly face both the driveway and street. 131 houses have driveways but no garage.

In areas with concrete sidewalks, the space between the sidewalk and the roadway is typically planted with grass and evenly spaced street trees. In these areas, a concrete walkway, usually employing a direct route, connects the main door of the dwelling with the sidewalk. In neighborhoods without public sidewalks, walkways lead from the main door to the street or to the dwelling's driveway or parking area.

All but four buildings were built as single-family, detached, residences. One building, now a residence, was originally built as the office for the University Park Company. Of the three buildings currently in non-residential use, two are purpose-built churches, and one, the Town Hall, was originally built as a residence.

DOMESTIC ARCHITECTURE: TYPE, FORM AND STYLE, 1920-1945

The Town of University Park (and the historic district) was largely developed from 1920 to 1945. During this 25 year period, the land that once surrounded a simple nineteenth century vernacular farmhouse was transformed into a modern, automobile-oriented suburb. As part of this development, the farmhouse itself was retained and transformed in part as architectural exemplar. By 1945, the grandly remodeled farmhouse was surrounded by hundreds of modestly scaled, detached, single-family houses

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with tidy yards and gardens and a driveway and/or garage for the family car.

The oldest houses in the historic district are found in the areas of earliest subdivision, near pre-existing roads and adjacent communities at the extreme northeastern and southeastern edges of the present-day Town. Later, as additional land on the interior and western side of the large property was platted and cleared, roads were laid and these areas developed. Development in these areas was guided by the established grid as well as the naturally rolling topography. In almost every case, development immediately followed subdivision and was largely completed within a brief period. Therefore, subdivisions or neighborhoods directly mirror popular trends in both housing and design; they are reflections of the interests of suburban homebuyers of a particular period (see Photographs 1-6).

Type

University Park is an exclusively residential community and the detached, single-family residence is the primary building type in the historic district. There are no commercial buildings or uses within the municipality. However, there are four buildings with non-residential uses. Three of these, two churches and the Town Hall which was originally built as a residence, are within the historic district. These institutional and civic uses are housed in buildings constructed with materials, massing, scale, siting and style that are compatible with and complimentary to the early twentieth-century residential character of the historic district.

The freestanding garage is considered to be a secondary, but closely related building type. As such, the same notions of form, materials and architectural style that apply to the houses were extrapolated to the garages that are associated with them. Typically, a freestanding garage will extend or at least evoke and compliment the form, style and materials of the house with which it is associated. In some instances, garages are fully designed counterparts to houses. In the vast majority of cases, a garage is less detailed than its associated house; in many cases, the materials and design elements linking the two buildings, are found only on the publicly visible portions of the garage.

Form

The term "form" is used to generally describe a combination of physical characteristics that define a building including mass, scale, and exterior organization and internal plans. Some house forms are closely associated with particular architectural styles, while others have been applied more generally to a range of styles. In both instances the result is often a blurred separation between the ideas of physical, structural form and decorative elements applied to it. The names used to describe

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many forms themselves indicate a combination of attributes with a particular emphasis on defining characteristics.

The streetscapes of the University Park Historic District are both unified and varied. There is uniformity of use. However, even with a single building type and a uniformity of siting, most streetscapes have a varied character that belies the fact that they are all composed of relatively few design elements. Variety is largely achieved by both the random and regular arrangement of individual house forms. Many common historic American house forms, or modern forms derived from them, are found within the historic district. Among those most frequently found are houses with Center Hall or Full Georgian or Side Hall or Two-thirds Georgian forms (or plans); the [American] Foursquare; the Bungalow, and houses with Complex, Massed or Irregular Plans.

The typical house is small in scale; it has a generally rectangular plan oriented to the street; two primary stories; two secondary levels including a basement and an attic; a main facade that is a modulated composition of openings; and a side-gabled roof. In addition, most properties also contain a driveway and/or a garage accommodating at least one automobile. By extension, the typical streetscape is a unified row of modestly scaled houses on narrow lots with a shared frontal orientation, a driveway, a garage, and a walkway leading to the front door.

Some neighborhoods within the historic district are more varied in character than others because of their development history. However, for the most part, the district developed over a period of twenty-five years, and was the collective product of a large numbers of property owners, builders and designers, rather than the particular vision of a single developer/builder. Even in locations where relatively large numbers of houses were the work of a single builder, attempts were made to provide variety and identity to neighborhoods, and the streets and houses within them. When developers did employ a limited range of house styles, plans and materials (a common practice by the late 1930s), attempts were made to visually distinguish one dwelling from another. Common devices used to individualize houses included the irregular distribution of house styles or models across the development, and the use of varied decorative treatments.

Materials

The historic district displays a variety of building materials and decorative treatments. While the overall effect is a random and eclectic one, some areas within the district demonstrate more consistent uses of materials than others. Most standard twentieth century exterior materials are present; these include wooden board siding of various types; shingles of different designs; brick in a variety of hues from beige to pink, red and brown; cast stone or concrete used as foundation material or decorative trim; natural stone for decorative elements as well as foundation and wall

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material; stucco in a variety of finishes; asbestos and concrete shingles, and aluminum and vinyl siding. Common roofing materials include asbestos, slate and asphalt shingles and tiles in a variety of colors, and standing seam metal and copper which are usually employed as decorative edge trimmings such as snow slides. Secondary finish materials include wood, metal, vinyl or aluminum are employed as window sash and trim, shutters and entry and garage doors.

Condition

Both primary and secondary buildings within the historic district are in very good repair. Most buildings have been well maintained and today retain a high degree of original fabric including shutters, doors and windows. There are large numbers of masonry buildings requiring less substantial maintenance. Very few of these buildings have been painted, although original wood trim has in some cases been covered in vinyl or aluminum. Frame structures are also well kept, although aluminum or vinyl siding has been applied to a few without substantial loss of architectural character.

Throughout the district, many original windows have been replaced although many houses retain original metal clad casement or jalousie windows. Most of the replacement windows closely match the configuration of the original. Many houses retain of their original slate shingle or asbestos or concrete tile roofs, although asphalt shingles used as original or replacement roofing are also common.

Over the years, a number of smaller houses in the historic district have been enlarged. The most common methods of capturing additional space have been the enclosure of originally open side or rear porches, new additions to the side or rear, and attic expansions made possible by rear dormers. In most cases, these additions are of compatible scale and materials; typically new and old window spacing and configurations match.

Style

Taken as a whole, the historic district contains a large selection of popular early twentieth century domestic architectural styles. All but a few houses are the work of designers or skilled contractors rather than architects; they are vernacular expressions of prevailing architectural themes. As in the neighboring communities of College Park, Riverdale, and Hyattsville, houses in University Park were the work of trained builders familiar with the popular styles of the day.

Buildings in the historic district exemplify several important themes in early twentieth century domestic architecture. These themes, revivalism and eclecticism, can be considered independently and together. Separately, revivalism represented a reinterpretation of the architectural past and

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eclecticism, the value placed on variety. Early twentieth century builders and designers inventively employed both American and European precedents, valued as much for their historical associations as well as their emphasis on the picturesque. Throughout the period, a wide variety of styles were concurrently popular and the revivalist and eclectic themes were continuously combined. The result was an almost limitless variety of architectural expressions. These designs range from direct quotations of historical styles to modern evocations of them based on prevailing tastes, programmatic requirements, materials and technology.

The following descriptions of architectural styles found within the historic district are ranked according to overall popularity; a style represented by a relatively small number of examples, precedes a more popular style.

Bloomfield -- The Deakins Family Farmhouse and Cemetery

One of the architectural focal points of the historic district is Bloomfield, the Deakins family farmhouse now located at 6404 Queens Chapel Road (Homestead Block, Section 4, University Park).³ As construction began in nearby subdivisions developed around it, Bloomfield, a simple, two-and-one-half story vernacular frame structure, possibly constructed c. 1850, was transformed into a neo-classical suburban house that is one of the most prominent and identifiable houses in the community.⁴ Once the community was laid out around it beginning in the 1920s, Bloomfield, the family cemetery nearby, and the entrance drive leading to the house (from what was then Colesville Road to the south), became the only vestiges of the Deakins family occupancy of the property.

Originally the house was a five-bay, side-gabled structure measuring approximately 40' x 28' with a centered entrance and a south-facing main facade⁵ (see Photograph 7). The current, grandly neo-classical character of the house is a result of a substantial modernization carried out c.1925. At that time, the structure was re-oriented to more directly address the

³Unless otherwise indicated, all property references are within subdivisions of "University Park".

⁴When the area around Bloomfield was subdivided as the Section 4 in June 1925, the Deakins "homestead" its setting was laid out as a rectangular lot (150' x 174') on the west side of Queens Chapel Road (then University Drive).

⁵See early twentieth century photograph of Bloomfield included in Phyllis Bates Sparks, University Park 1936-1976, A Short History of a Young Bicentennial Community, University Park Bicentennial Committee, 1976.

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newly platted diagonal boulevard dissecting the community from the southwest to the northeast (Queens Chapel Road). The house was pivoted 30° to the southeast; a basement was excavated under the new location and a foundation of molded concrete block was laid. Several chimneys were also removed and relocated; new exterior siding and roofing were applied; the interior plan and finishes were modified; and the prominent neo-classical portico as well as a free-standing garage to the north were added (see Photographs 8-11).

The house is now sided with plain horizontal boards. Window surrounds are plain board with an outer molding. Both the body of the house and the trim are painted white; the house is sheltered by a green asphalt shingle roof. There are no shutters. The main facade is sheltered by a two-story Classical portico supported by four Tuscan-style columns and two engaged pilasters. Both the columns and the pilasters have molded bases and capitals. The hollow, wood columns support a full entablature with a double frieze. The porch roof is fully pedimented. The tympanum is sided with rectangular shingles; at its center is a five-light lunette window. The porch floor is brick.

The centered entrance is composed of a single-leaf door with glazed upper panels, a narrow five-pane transom and eight-pane sidelights. Flanking the entrance are two wide openings that contain fully glazed French doors. Above the main entrance at the second story, a single-leaf door opens to a small balcony. Across the second story, four six-over-six, double-hung wood sash windows are arranged symmetrically in relation to the balcony.

The east and west gable ends of the house have boxed cornices with returns. The house has two brick chimneys, an interior one just north of the roof ridge on the east gable end, and an exterior one at the ridge of the west gable end. This more prominent chimney is flanked by on either side by a small, three-pane, semi-lunette window. There is a one-story sunporch across the first story of the west gable end with a shallow hip roof and pairs of eight-pane wood sash casement windows.

Today access to the house is provided by a shallow, semi-circular cinder drive that runs across the front of the property. At the north end of the arc, an asphalt driveway leads to a one-story, side-gabled, frame, two-car garage located just north of the house. The garage, which has separate accommodations for yard equipment, was constructed when the house was remodeled.

The other remaining features of the community related to the Deakins family include the small cemetery and the remnant of the farm's entry drive. Historically, the drive led from Colesville Road north to the house. As part of the subdivision of Section 2, the drive was platted as an extension of Wine Avenue (to the south in Hyattsville). Currently this

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stretch of Wine Avenue appears on plats and maps as 42nd Avenue between Maryland Route 410 and Sheridan Street. What remains of the entry drive is now paved with asphalt and approximately 12' wide; rather than part of the road network as was planned, the drive now exists only as a pedestrian walkway without curb cuts for vehicles.

Located about a block to the northwest of Bloomfield near the intersection of Tennyson Road and 41st Avenue, the Deakins family cemetery became Parcel A, an outlot within Block 20 of Section 5A which was platted in April 1936. The burial plot itself measures about 20' square and is surrounded by late Victorian wrought iron fence. The plot contains approximately twenty burials; about half of them are marked with stones (see Photograph 12). The cemetery is a contributing site within the district.

Mediterranean Revival

The general term "Mediterranean Revival" refers to a number of substyles inspired by the latin countries of southern Europe. These styles are defined by their use of brick, stucco or stone in an earthy palette of beige and terra cotta colors; the use of glazed or unglazed terra cotta barrel tiles covering multi-slope roofs; and varied window openings set deeply within smooth or simply worked wall planes. The decorative elements of the style were often applied to non-Mediterranean building forms such as the traditional Foursquare, the center- or side-hall two-story Colonial; the Cape Cod and the Bungalow. While not common in University Park, good examples of the style within the historic district is the large house with a center-hall plan at 6714 Queens Chapel Road (Block 26, Section 6A), built c. 1927; and the large bungalow at 6400 Baltimore Avenue (Block 2, Section 1), also built c. 1927 (see Photographs 13-14).

Tudor Revival

Houses employing the irregular massing and varied materials of the style commonly known as English Tudor or Tudor Revival are found in the College Heights Subdivision (platted 1920) and in Section 1, University Park which was platted three years later. In both areas, no two houses are exactly alike, but all have a common approach to massing and ornamentation. Based on 16th century English precedents, Tudor Revival houses are characterized by picturesque massing composed of a main block, and smaller, asymmetrical additions or accretions. The house is usually sheltered by a single, large, sloping slate (often multi-colored) roof, but multiple gables and projecting dormers are common features. A variety of surface textures and materials is also common to the style; frequently a single house will employ stone, brick, and stucco as well as structural or decorative half-timbering and carved wood or stone decorative elements. Windows vary in size and shape on a single house; many employ leaded glass

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multi-pane, casement windows reminiscent of the historical precedent, but just as commonly, traditional double-hung sash are also used.

Excellent examples of Tudor Revival houses are found at 6807 Pineway (Block B, College Heights) built c. 1926; 6814 Pineway (Block E, College Heights) built 1934; 6912 and 6916 Oak Ridge Road (Block D, College Heights) built in 1938 and 1939; 4212 Sheridan Street (Block 8, Section 2) built in 1933; 4305 Sheridan Street (Block 4, Section 1) built in 1930; and 4320 Woodberry Street (Block 25, Section 6A) built in 1938 (see Photographs 15-21).

Smaller examples of the style frequently employ a traditional Cape Cod form; a one-and-one-half story house with a generally rectangular plan and an attic story lighted by a variety of dormers. Examples of this subtype are found at 6902 and 6904 Oak Ridge Road (Block C, College Heights) built in 1932 and 1933; 6926 Pineway (Block E, College Heights) built in 1939; 4307 Woodberry Street (Block 24, Section 6A) built in 1939 (see Photographs 22-25).

Craftsman Aesthetic

The popular Craftsman Aesthetic is found on a number of houses within the historic district. The style is most commonly employed with three distinct house forms, the box-like, two-story, Foursquare; a two-story, side-gabled house of similar detail but a clearly rectangular footprint, and the Bungalow, a one- or one-and-one-half story house with a front porch and a large sheltering roof. With all three forms, the Craftsman style relied on the picturesque combination of a variety of building materials including brick, stone, stucco, structural tile, clapboard, shingles, and timbers. These materials were worked as both structural and applied decorative elements. Houses had prominent dormers lighting the attic story, recessed front porches across the main facade with substantial columns and supports, deeply overhanging eaves supported by simply joined brackets and large multi-light windows.

Typically, houses were detailed and decorated to integrate them with the surrounding landscape rather than separate them from it. To achieve this effect, dark, earthtone colors and simply worked materials were preferred. Although Craftsman style houses exist in great numbers in neighboring communities, in University Park, they are in relatively small number. Here Craftsman houses are among the historic district's most modest; they are located within the oldest parts of the community near Baltimore Avenue. These areas were largely developed by 1935, when the popularity of the Craftsman style had waned.

Notable examples of the Foursquare form are located at 4411 Beechwood (Block B, College Heights) built c. 1923; 4406 Sheridan Street (Block 2, Section 1) built in 1925; and 4410 Van Buren Street (Block 16, Section 3)

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built in 1932 (see Photographs 26-28). Examples of the two-story side-gabled form are found at 6803 Pineway (Block B, College Heights) built in 1933; 4308 Tuckerman Street (Block 6, Section 1) built in 1927; and 4207 Sheridan Street (Block 8, Section 2) built in 1927 (see Photographs 29-31). An unusual variant, the Craftsman "front-gable" is exemplified by the shingle house at 4206 Tuckerman Street (Block 9, Section 2) built in 1927 (see Photograph 32). The popular bungalow form and its varied interpretations are represented by houses at 6806 Baltimore Avenue (Block A, College Heights) built in 1923; 4201 Tuckerman Street (Block 8, Section 2) built in 1926; 4412 Sheridan Street (Block 2, Section 1) built in 1925; 4306 Sheridan Street (Block 5, Section 1) built in 1925; and 4302 Tuckerman Street (Block 6, Section 1) built in 1927 (see Photographs 33-37).

Colonial Revival

The term "Colonial Revival" is used generically to describe a broad range of colonial and early federal stylistic subtypes which include houses with English Georgian influences as well as those with details based on the houses of colonial New England and the German and Dutch colonial settlements of the eastern seaboard. Reflecting national trends, architectural styles derived from America's colonial and early federal past were popular in University Park from the early 1920s through the mid 1940s. Beginning in the late 1930s, more Colonial Revival houses were built there than any other style.

In University Park there are a number of substantial, elaborate Colonial Revival houses as well as large numbers of modest houses in the style. The more substantial examples tend to be unique or built in small numbers; the modestly detailed ones appear in great profusion. Common to all of them are "colonial" design elements that include a straightforward "diagrammatic" massing, simple gable roofs, symmetrically organized facades and the modest detailing derived from late-eighteenth and early-nineteenth century American houses. In many cases, more elaborate neo-classical decorative elements derived from historic precedents, appear on both substantial and modest examples.

The roofs of many Colonial Revival houses are covered with slate shingles. Typically, more substantial houses have slates of greater thickness and size; some have a range of colors (greys, greens and reds) in a single roof. More modest houses in the style also frequently employ slate roofing, but in these examples, the shingles are often smaller and thinner; usually a single color, a medium grey, is used.

Massing variations involve either a linear arrangement of secondary volumes or a perpendicular arrangement with subsidiary volumes to the side or rear. Facades are almost always balanced; a centered entry flanked by repetitive window openings is most common, and reflects the use of a "Full-Georgian" or center-hall and double-parlor interior plan. There are

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however a number of houses with asymmetrical facades, a side entrance offset by window openings. These houses display the influence of the "Two-thirds Georgian" or side-hall-and-double-parlor plan.

Character-defining features include window-sash arrangements and ornamentation applied to window and door openings and to eaves, cornice lines and gable ends. Decorative trim is usually of simply molded wood that is classically inspired with reeding, stop fluting or other historic motifs. In many cases elaborate decorative treatments are focused on the main entry with a full or broken pedimented surround, transoms, side and fanlights. On more substantial examples, cornices are often detailed with dentils, entablatures and friezes. The cornices of simpler houses are defined with a plain entablature.

Most commonly, a house will be lighted by a regular arrangement of similarly sized windows spread evenly across a facade. Window openings are often defined by wood, brick or cast stone sills and lintels, and frequently the openings are flanked by decorative louvred or paneled shutters. Colonial Revival windows are most often double-hung, multi-pane sash placed in vertical, rectangular openings. Commonly, top and bottom sash will be of equal size and have the same number of panes; occasionally, the upper sash will be longer and contain more panes than the lower one. Similarly, the main entry door is most often decorated with a series of inset or raised panels.

Typically in University Park, Colonial Revival houses are built of brick with applied wood trim and detailing. Houses built in the late 1930s and early 1940s often include molded concrete ornamentation in imitation of stone. This ornament, typically a decorative panel applied to the main facade, is an element drawn from the Art Moderne aesthetic of the 1930s rather than the 18th century. Often these houses also employ metal-clad casement windows rather than the more traditional wood, double-hung sash.

Examples of the style are found throughout the historic district. A number of the larger and more elaborate Colonial Revival houses are found in the College Heights Subdivision as well as Sections 1 and 2 of University Park including 6812 Pineway (Block E, College Heights) built in 1928; 4402 Sheridan Street (Block 2, Section 1) built in 1929; and 4339 Clagett Road (Block 25, Section 6A) built in 1938 (see Photographs 38-40).

More modest examples are spread throughout the historic district. A few of these were individually built beginning in the 1920s, but most of the modest Colonial Revival houses are concentrated in areas developed in the late 1930s and early 1940s by independent developers. An example of an early, modest and individually built Colonial Revival house is the one at 4309 Sheridan Street (Block 4, Section 1) built c. 1935 (see Photograph 41). The more common Colonial Revival houses of the late 1930s and early 1940s are exemplified by 6413 Queens Chapel Road (Block 8, Section 2) built

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in 1937; 4312 Van Buren Street (Block 24, Section 6B) built in 1939; 4209 Woodberry Street (Block 29, Section 7) built c. 1940; 4214 Woodberry Street (Block 27, Section 7) built in 1941; 4315 Woodberry (Block 24, Section 6A) built c. 1938; 6506 and 6508 40th Avenue (Block 21, Section 5A) built in 1937; 6507 40th Avenue (Block 20, Section 5A) built in 1938; and 6502 43rd Avenue (Block 9, Section 2) built c. 1941 (see Photographs 42-50).

An important Colonial Revival subtype found in the historic district is the "Dutch" Colonial. The most character-defining of the subtype is a gambrel roof that shelters a full second story. Stylistic variations involve the use of a large shed-roof dormer or smaller front-gabled dormers at the second story; a front- or side-gable roof; and a centered or asymmetrical entry, and a variety of finish materials including board siding, brick, stone and stucco. Notable examples of the style are found at 6911 Oakridge Road (Block A, College Heights) built c. 1940; 4307 Sheridan Street (Block 4, Section 1) built c. 1927; 4408 Van Buren Street (Block 16, Section 3) built in 1930; 4408 Tuckerman Street (Block 3, Section 1) built in 1927; and 4310 Sheridan Street (Block 5, Section 1) built in 1926 (see Photographs 51-55).

Another important Colonial Revival subtype is the New England Cape Cod. As defined here, this style is a one-and-one-half story house with a rectangular plan, a side- or front-gable roof and an attic story lighted by an arrangement of dormers. It is important to note that, throughout the years before World War II, this form, which was based on American colonial precedents, was also used in conjunction with another decorative aesthetic, the Tudor Revival. In University Park, the New England or Colonial Cape Cod, was smaller, simpler and less expensive than "Full" or "Two-thirds" Georgian, two-story counterparts, and was popular beginning in the mid 1930s.

In many cases, these Cape Cods are well detailed and have many of the same architectural treatments as other Colonial Revival houses. Still others are minimally ornamented and infer rather than evoke the attributes of an architectural style or subtype. An example of the more elaborate Cape Cod form is found 4305 Van Buren Street (Block 23, Section 6B) built c. 1940 (see Photograph 56). More typical examples are the houses at 4324 Van Buren Street (Block 24, Section 6B) built c. 1941; 4412 Underwood Street (Block 14, Section 3) built in 1936; 4337 Clagett Road (Block 25, Section 6A) built in 1937; 6515 41st Avenue (Block 19, Section 5B) built c. 1941; 6506 43rd Avenue (Block 9, Section 2) built c. 1941 (see Photographs 57-61).

NON-RESIDENTIAL ARCHITECTURE: 1926 - 1960

The character of the historic district is overwhelmingly residential; as established by the terms of the original subdivisions and later incorporation as a municipality, there are no commercial uses within the

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community. However, within the historic district there are currently three buildings that serve non-domestic purposes. These uses include two churches and the Town Hall.⁶ A fourth building, originally the office of the University Park Company, has been converted for use as a residence and is included here because of its original use. Specifically, the four "non-residential" buildings are the University Park Church of the Brethren at 4413 Tuckerman Street, the Riverdale Presbyterian Church at 6513 Queens Chapel Road, the University Park Town Hall at 6724 Baltimore Avenue, and the Hurtt Residence at 4400 Tuckerman Street. Both churches were purpose-built. The Town Hall is located in a large, detached, single-family residence adapted for use as a municipal building.

University Park Church of the Brethren

The University Park Church of the Brethren (Block 2, Section 1) in a one-story brown brick building rendered in a simplified Gothic Revival style. The building has a T-shaped plan and an expansive and steeply pitched cross-gabled roof covered with asphalt shingles. The roof has pedimented end gables with boxed cornices and returns. The building is composed of two, perpendicular wings of almost equal size connected by a front-gabled brick vestibule and the entire building rests on a high basement. The wing to the west (now the parish hall) is the original church which was completed in 1927; the wing to the east (the sanctuary) and the vestibule connecting it to the parish hall, were completed in 1952 (see Photographs 62-63).

The later additions extended the materials and decorative vocabulary of the original structure, and the entire building is a unified architectural composition. All sections of the building have engaged brick buttresses with stone caps; motifs include multi-light windows and decorative elements abstracted from Gothic churches including stained glass and pointed arched openings. Surmounting the vestibule is a slender wood and metal-clad faceted spire, projecting slightly above the ridge of the main roof.

Riverdale Presbyterian Church

The Riverdale Presbyterian Church at 6513 Queens Chapel Road (Block 9, Section 2), is a large, L-shaped, red brick building in the Colonial Revival style. The building consists of two sections; the overscaled one-story sanctuary oriented to the west and Queens Chapel Road, and perpendicular to it, the multi-story parish hall and educational wing to the east, which faces 43rd Avenue. The building displays many of the

⁶Another non-residential building, the University Park Elementary School, completed in the early 1980s, is outside the boundaries of the historic district.

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classically inspired attributes of the style applied to institutional buildings.

These elements include the pedimented portico with a multi-pane, demi-lune window centered in the otherwise blank tympanum; Doric columns; the elaborate main door surround composed of a broken-scroll pediment with urn; the double-hung, multi-pane windows with brick lintels and sills and stone keystones, and simply molded stone-quoining and watertable. All of these elements are rendered at a larger (in some instances, colossal scale) and set against the simple red brick wall plane characteristic of the style. The building was constructed in two phases; the sanctuary was completed in the fall of 1950 and the educational wing in 1954. Even though the Colonial Revival vocabulary is consistent with large sections of the historic district and a number of houses within the church's immediate vicinity, the recent construction dates make it a non-contributing building within the historic district (see Photograph 64).

University Park Town Hall

The University Park Town Hall at 6724 Baltimore Avenue (Block 15, Section 3), is a large, two-and-one-half story, three-by-two-bay, brown brick building with a rectangular plan and a side-gabled roof. The building was constructed in 1927 and was originally a single-family residence. It is sited on a nearly one-acre, triangular property at the intersection of Baltimore Avenue, Queens Chapel Road and Pineway. The interior of the building, particularly the second floor, has been modified for municipal use. With the exception of the asphalt-paved parking lot on the east side of the property, and modern fire escapes, the building still retains its original, residential appearance.

Stylistically the building combines elements of the Colonial Revival and the Craftsman styles. The use of dark brown rather than red brick, the deeply overhanging eaves of the main roof, and the six-over-one double-hung windows are derived from the Craftsman Aesthetic. Other decorative elements, like the rounded broken pediment with returns of the entry porch, the broken gable-end pediments, the simple Doric columns of the side and entry porches, the arrangement of entry door-and-sidelights, and the two-story, rectangular massing and symmetrically organized facade are Colonial Revival in aspect (see Photograph 65).

University Park Company Office/Hurtt Residence

The University Park Company Office, located at the northeast corner of Tuckerman Street and 44th Avenue at 4400 Tuckerman Street (Block 3, Section 1), was built in the early 1920s. The simply detailed, one-story-and-attic structure has a generally rectangular plan and a steeply sloped hip roof; it was built of reddish-brown structural tile. The building is lighted by attached pairs of six-over-six, double-hung, wood-sash windows

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spaced widely across each elevation. The building is almost devoid of architectural embellishment; there are small exposed rafter ends at the eaves of the roof, and slender, Doric-style columns support a shallow porch on the west side of the main facade. Because of the extreme simplicity of the building, the attribution of an architectural style is difficult; even with its commonly used Colonial Revival-style elements, the massing of the building and the use of structural tile give it a Craftsman-like appearance (see Photograph 66).

Non-Contributing Buildings

The boundaries of the historic district were drawn to exclude concentrations of non-historic buildings while delineating logical and easily interpreted boundaries. Within the boundaries, non-contributing buildings are found in small numbers across the entire district. Most of the buildings are considered to be non-contributing elements of the historic district because their construction date falls outside of the district's period of significance, 1920 - 1945. There are only one or two buildings identified as non-contributing because of a loss of architectural or historical integrity; in both cases these are secondary structures. Large numbers of these non-contributing buildings were constructed after World War II, in the late 1940s and early 1950s. These buildings are clearly different in scale, form, detail, and in some cases materials from pre World War II houses. A smaller number of non-contributing buildings are of more recent construction date; several houses in the district were constructed in the late 1970s or 1980s. Two houses were completed in 1994. Representative examples of non-contributing buildings are illustrated in Photographs 67-70.

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No.	Street	Description	Date Built	# contrib. resources	# non-contrib.
6403	40TH AVE	HOUSE & GARAGE	1938	2	
6404	40TH AVE	HOUSE & GARAGE	1937	2	
6406	40TH AVE	HOUSE & GARAGE	1937	2	
6407	40TH AVE	HOUSE & GARAGE	1937	2	
6408	40TH AVE	HOUSE & GARAGE	1939	2	
6410	40TH AVE	HOUSE & GARAGE	c.1950		2
6412	40TH AVE	HOUSE & GARAGE	1938	2	
6500	40TH AVE	HOUSE	1939	1	
6502	40TH AVE	HOUSE & GARAGE	1937	2	
6503	40TH AVE	HOUSE	1938	1	
6504	40TH AVE	HOUSE & GARAGE	1937	2	
6505	40TH AVE	HOUSE	1938	1	
6506	40TH AVE	HOUSE & GARAGE	1937	2	
6507	40TH AVE	HOUSE & GARAGE	1938	2	
6508	40TH AVE	HOUSE & GARAGE	1937	2	
6509	40TH AVE	HOUSE & GARAGE	1938	2	
6510	40TH AVE	HOUSE & GARAGE	1938	2	
6511	40TH AVE	HOUSE & GARAGE	c.1940	2	
6512	40TH AVE	HOUSE & GARAGE	1938	2	
6513	40TH AVE	HOUSE & GARAGE	c.1940	2	
6514	40TH AVE	HOUSE	1938	1	
6515	40TH AVE	HOUSE & GARAGE	1938	2	
6516	40TH AVE	HOUSE & GARAGE	c.1940	2	
6517	40TH AVE	HOUSE	1939	1	
6518	40TH AVE	HOUSE & GARAGE	1939	2	

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6519	40TH AVE	HOUSE & GARAGE	c.1940	2	
6520	40TH AVE	HOUSE	c.1940	2	
6521	40TH AVE	HOUSE & GARAGE	1939	2	
6523	40TH AVE	HOUSE	c.1980		1
6525	40TH AVE	HOUSE	c.1980		1
6501	41ST AVE	HOUSE	c.1942	1	
6503	41ST AVE	HOUSE	c.1942	1	
6505	41ST AVE	HOUSE	c.1942	1	
6506	41ST AVE	HOUSE	c.1942	1	
6507	41ST AVE	HOUSE	c.1942	1	
6508	41ST AVE	HOUSE	c.1942	1	
6509	41ST AVE	HOUSE & GARAGE	c.1942	2	
6510	41ST AVE	HOUSE & GARAGE	c.1942	2	
6511	41ST AVE	HOUSE	c.1942	1	
6512	41ST AVE	HOUSE	c.1942	1	
6513	41ST AVE	HOUSE	c.1942	1	
6514	41ST AVE	HOUSE & GARAGE	c.1942	2	
6515	41ST AVE	HOUSE	c.1942	1	
6516	41ST AVE	HOUSE	c.1942	1	
6517	41ST AVE	HOUSE	c.1942	1	
6518	41ST AVE	HOUSE	c.1942	1	
6519	41ST AVE	HOUSE	c.1942	1	
	41st AVE & TENNYSON	DEAKINS FAMILY CEMETERY		1	
6502	43RD AVE	HOUSE	c.1941	1	
6504	43RD AVE	HOUSE	c.1941	1	
6506	43RD AVE	HOUSE	c.1941	1	
6507	43RD AVE	HOUSE & GARAGE	c.1946		2

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6509	43RD AVE	HOUSE & GARAGE	c.1946		2
6300	44TH AVE	HOUSE & GARAGE	1939	2	
6500	44TH AVE	HOUSE & GARAGE	c.1936	2	
6501	44TH AVE	HOUSE & GARAGE	c.1940	2	
6502	44TH AVE	HOUSE & GARAGE	1936	2	
6503	44TH AVE	HOUSE & GARAGE	c.1936	2	
6504	44TH AVE	HOUSE & GARAGE	c.1936	2	
6505	44TH AVE	HOUSE & GARAGE	c.1936	2	
6600	44TH AVE	HOUSE	1936	1	
6601	44TH AVE	HOUSE & GARAGE	1930	2	
6602	44TH AVE	HOUSE	c.1960		1
6603	44TH AVE	HOUSE & GARAGE	c.1940	2	
6604	44TH AVE	HOUSE & GARAGE	c.1935	2	
6605	44TH AVE	HOUSE & GARAGE	c.1935	2	
6606	44TH AVE	HOUSE & GARAGE	c.1940	2	
6607	44TH AVE	HOUSE & GARAGE	1937	2	
6701	44TH AVE	HOUSE	1941	1	
6702	44TH AVE	HOUSE & GARAGE	1941	2	
6703	44TH AVE	HOUSE	1927	1	
6704	44TH AVE	HOUSE	1941	1	
6705	44TH AVE	HOUSE & GARAGE	c.1946		2
6706	44TH AVE	HOUSE	1936	1	
6707	44TH AVE	HOUSE	1929	1	
6708	44TH AVE	HOUSE	1946		1
6709	44TH AVE	HOUSE	c.1950		1
6710	44TH AVE	HOUSE & GARAGE	c.1946		2
6711	44TH AVE	HOUSE	c.1950		1
6712	44TH AVE	HOUSE	c.1940	1	

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6713	44TH AVE	HOUSE & GARAGE	c.1941	2	
6715	44TH AVE	HOUSE	1941	1	
6717	44TH AVE	HOUSE	c.1941	1	
6719	44TH AVE	HOUSE	c.1941	1	
6723	44TH AVE	HOUSE	c.1960		1
6725	44TH AVE	HOUSE	1941	1	
6409	ADELPHI RD	HOUSE & GARAGE	c.1941	2	
6411	ADELPHI RD	HOUSE & GARAGE	1939	2	
6413	ADELPHI RD	HOUSE	1938	1	
6415	ADELPHI RD	HOUSE & GARAGE	1939	2	
6417	ADELPHI RD	HOUSE & GARAGE	c.1939	2	
6419	ADELPHI RD	HOUSE & GARAGE	1938	2	
6421	ADELPHI RD	HOUSE & GARAGE	1938	2	
6423	ADELPHI RD	HOUSE & GARAGE	1938	2	
6425	ADELPHI RD	HOUSE & GARAGE	1938	2	
6427	ADELPHI RD	HOUSE & GARAGE	c.1939	2	
6501	ADELPHI RD	HOUSE & GARAGE	1939	2	
6503	ADELPHI RD	HOUSE & GARAGE	1938	2	
6505	ADELPHI RD	HOUSE & GARAGE	1939	2	
6507	ADELPHI RD	HOUSE & GARAGE	1939	2	
6509	ADELPHI RD	HOUSE & GARAGE	1941	2	
6511	ADELPHI RD	HOUSE & GARAGE	1940	2	
6513	ADELPHI RD	HOUSE & GARAGE	1941	2	
6515	ADELPHI RD	HOUSE & GARAGE	1941	2	
6517	ADELPHI RD	HOUSE & GARAGE	1941	2	
6519	ADELPHI RD	HOUSE & GARAGE	1941	2	
6521	ADELPHI RD	HOUSE & GARAGE	1940	2	
6300	BALTIMORE AVE	HOUSE & GARAGE	c.1940	2	

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6312	BALTIMORE AVE	HOUSE & GARAGE	1925	1	1
6314	BALTIMORE AVE	HOUSE & GARAGE	1928	2	
6320	BALTIMORE AVE	HOUSE & GARAGE	1927	2	
6400	BALTIMORE AVE	HOUSE & GARAGE	1927	2	
6412	BALTIMORE AVE	HOUSE	1927	1	
6502	BALTIMORE AVE	HOUSE	c.1964		1
6504	BALTIMORE AVE	HOUSE	c.1962		1
6506	BALTIMORE AVE	HOUSE	c.1962		1
6600	BALTIMORE AVE	HOUSE & GARAGE	1937	2	
6606	BALTIMORE AVE	HOUSE	1939	1	
6612	BALTIMORE AVE	HOUSE	1938	1	
6702	BALTIMORE AVE	HOUSE	c.1942	1	
6704	BALTIMORE AVE	HOUSE	c.1942	1	
6706	BALTIMORE AVE	HOUSE	c.1942	1	
6708	BALTIMORE AVE	HOUSE	1982		1
6710	BALTIMORE AVE	HOUSE	1982		1
6714	BALTIMORE AVE	HOUSE	1982		1
6716	BALTIMORE AVE	HOUSE	1982		1
6724	BALTIMORE AVE	TOWN HALL	1927	1	
6800	BALTIMORE AVE	HOUSE	1976		1
6802	BALTIMORE AVE	HOUSE	1923	1	
6806	BALTIMORE AVE	HOUSE & GARAGE	1923	1	1
6908	BALTIMORE AVE	HOUSE	1985		1
6910	BALTIMORE AVE	HOUSE	1985		1
6912	BALTIMORE AVE	HOUSE	1985		1
6914	BALTIMORE AVE	HOUSE	1985		1
7000	BALTIMORE AVE	HOUSE	1985		1

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7002	BALTIMORE AVE	HOUSE	1985		1
4402	BEECHWOOD RD	HOUSE & GARAGE	1931	2	
4403	BEECHWOOD RD	HOUSE & GARAGE	1939	2	
4405	BEECHWOOD RD	HOUSE	c.1932	1	
4407	BEECHWOOD RD	HOUSE & GARAGE	c.1932	2	
4408	BEECHWOOD RD	HOUSE & GARAGE	1935	2	
4409	BEECHWOOD RD	HOUSE & GARAGE	c.1932	2	
4410	BEECHWOOD RD	HOUSE & GARAGE	1930	2	
4411	BEECHWOOD RD	HOUSE	c.1923	1	
4413	BEECHWOOD RD	HOUSE & GARAGE	1926	2	
4415	BEECHWOOD RD	HOUSE	1990		1
4201	CLAGETT RD	HOUSE	c.1940	1	
4202	CLAGETT RD	HOUSE	1941	1	
4204	CLAGETT RD	HOUSE	1953		1
4301	CLAGETT RD	HOUSE	c.1941	1	
4302	CLAGETT RD	HOUSE & GARAGE	1940	2	
4303	CLAGETT RD	HOUSE	1940	1	
4304	CLAGETT RD	HOUSE	1939	1	
4305	CLAGETT RD	HOUSE	1939	1	
4306	CLAGETT RD	HOUSE	1939	1	
4307	CLAGETT RD	HOUSE	1941	1	
4308	CLAGETT RD	HOUSE & GARAGE	1939	2	
4309	CLAGETT RD	HOUSE & GARAGE	1939	2	
4310	CLAGETT RD	HOUSE	1939	1	
4311	CLAGETT RD	HOUSE	1941	1	
4312	CLAGETT RD	HOUSE	1939	1	
4314	CLAGETT RD	HOUSE	c.1940	1	
4315	CLAGETT RD	HOUSE	1938	1	

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4316	CLAGETT RD	HOUSE	1941	1	
4317	CLAGETT RD	HOUSE	1938	1	
4318	CLAGETT RD	HOUSE	c.1940	1	
4319	CLAGETT RD	HOUSE	1939	1	
4320	CLAGETT RD	HOUSE & GARAGE	1938	2	
4321	CLAGETT RD	HOUSE	1938	1	
4322	CLAGETT RD	HOUSE	1938	1	
4323	CLAGETT RD	HOUSE & GARAGE	1938	2	
4324	CLAGETT RD	HOUSE	c.1940	1	
4325	CLAGETT RD	HOUSE	1938	1	
4326	CLAGETT RD	HOUSE & GARAGE	c.1940	2	
4327	CLAGETT RD	HOUSE & GARAGE	c.1950		2
4328	CLAGETT RD	HOUSE & GARAGE	1939	2	
4329	CLAGETT RD	HOUSE	1938	1	
4330	CLAGETT RD	HOUSE & GARAGE	1938	2	
4331	CLAGETT RD	HOUSE	1938	1	
4332	CLAGETT RD	HOUSE	1941	1	
4333	CLAGETT RD	HOUSE	1938	1	
4334	CLAGETT RD	HOUSE	1937	1	
4335	CLAGETT RD	HOUSE & GARAGE	1938	2	
4336	CLAGETT RD	HOUSE	1936	1	
4337	CLAGETT RD	HOUSE & GARAGE	1937	2	
4338	CLAGETT RD	HOUSE & GARAGE	1937	2	
4339	CLAGETT RD	HOUSE	1938	1	
4300	CLAGETT-PINEWAY	HOUSE	1940	1	
4310	CLAGETT-PINEWAY	HOUSE & GARAGE	c.1950		2
4316	CLAGETT-PINEWAY	HOUSE	c.1960		1

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4317	CLAGETT-PINEWAY	HOUSE	1938	1	
4318	CLAGETT-PINEWAY	HOUSE	1939	1	
4319	CLAGETT-PINEWAY	HOUSE	1941	1	
4401	COLLEGE HEIGHTS DR	HOUSE	c.1950		1
4110	EAST-WEST HWY	HOUSE	1940	1	
4112	EAST-WEST HWY	HOUSE	1940	1	
4114	EAST-WEST HWY	HOUSE	c.1941	1	
4116	EAST-WEST HWY	HOUSE	c.1941	1	
4200	EAST-WEST HWY	HOUSE	1939	1	
4202	EAST-WEST HWY	HOUSE & GARAGE	1940	2	
4204	EAST-WEST HWY	HOUSE	1940	1	
4206	EAST-WEST HWY	HOUSE	1939	1	
4208	EAST-WEST HWY	HOUSE	1934	1	
4212	EAST-WEST HWY	HOUSE & GARAGE	1934	2	
4214	EAST-WEST HWY	HOUSE	1941	1	
4216	EAST-WEST HWY	HOUSE	c.1941	1	
4218	EAST-WEST HWY	HOUSE	1941	1	
4220	EAST-WEST HWY	HOUSE & GARAGE	c.1941	1	
4222	EAST-WEST HWY	HOUSE & GARAGE	1936	2	
4224	EAST-WEST HWY	HOUSE & GARAGE	c.1935	2	
4300	EAST-WEST HWY	HOUSE & GARAGE	1928	2	
4302	EAST-WEST HWY	HOUSE & GARAGE	1937	2	
4304	EAST-WEST HWY	HOUSE & GARAGE	1938	2	
4306	EAST-WEST HWY	HOUSE & GARAGE	1940	2	
4308	EAST-WEST HWY	HOUSE	c.1941	1	
4310	EAST-WEST HWY	HOUSE	c.1941	1	
4312	EAST-WEST HWY	HOUSE	c.1941	1	
4314	EAST-WEST HWY	HOUSE	c.1941	1	

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4316	EAST-WEST HWY	HOUSE	1941	1	
4400	EAST-WEST HWY	HOUSE & GARAGE	1936	2	
4402	EAST-WEST HWY	HOUSE	c.1950		1
4404	EAST-WEST HWY	HOUSE & GARAGE	c.1941	2	
4406	EAST-WEST HWY	HOUSE & GARAGE	1938	2	
4408	EAST-WEST HWY	HOUSE & GARAGE	1939	2	
4410	EAST-WEST HWY	HOUSE & GARAGE	1936	2	
4412	EAST-WEST HWY	HOUSE	c.1941	1	
4414	EAST-WEST HWY	HOUSE & GARAGE	1937	2	
4416	EAST-WEST HWY	HOUSE & GARAGE	c.1941	2	
4400	HOLLY HILL RD	HOUSE	1938	1	
4401	HOLLY HILL RD	HOUSE	1938	1	
4402	HOLLY HILL RD	HOUSE	1938	1	
4403	HOLLY HILL RD	HOUSE & GARAGE	1937	2	
4405	HOLLY HILL RD	HOUSE & GARAGE	1938	2	
4406	HOLLY HILL RD	HOUSE	c.1960		1
4407	HOLLY HILL RD	HOUSE	1994		1
6900	OAKRIDGE RD	HOUSE	c.1952		1
6902	OAKRIDGE RD	HOUSE	1932	1	
6903	OAKRIDGE RD	HOUSE	1935	1	
6904	OAKRIDGE RD	HOUSE	1933	1	
6905	OAKRIDGE RD	HOUSE & GARAGE	1935	2	
6906	OAKRIDGE RD	HOUSE & GARAGE	c.1950		2
6907	OAKRIDGE RD	HOUSE & GARAGE	1936	2	
6909	OAKRIDGE RD	HOUSE	1937	1	
6911	OAKRIDGE RD	HOUSE	c.1940	1	
6912	OAKRIDGE RD	HOUSE	1938	1	
6913	OAKRIDGE RD	HOUSE & GARAGE	c.1984		2

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6914	OAKRIDGE RD	HOUSE	c.1950		1
6915	OAKRIDGE RD	HOUSE & GARAGE	1940	2	
6916	OAKRIDGE RD	HOUSE	1939	1	
6917	OAKRIDGE RD	HOUSE & GARAGE	1938	2	
6919	OAKRIDGE RD	HOUSE	c.1940	1	
6715	PINEWAY	HOUSE	1976		1
6800	PINEWAY	HOUSE	1924	1	
6801	PINEWAY	HOUSE & GARAGE	1927	2	
6802	PINEWAY	HOUSE & GARAGE	1937	2	
6803	PINEWAY	HOUSE & GARAGE	c.1930	2	
6804	PINEWAY	HOUSE	1929	1	
6805	PINEWAY	HOUSE & GARAGE	1928	2	
6807	PINEWAY	HOUSE & GARAGE	1926/30	2	
6808	PINEWAY	HOUSE & GARAGE	1930	2	
6809	PINEWAY	HOUSE & GARAGE	c.1928	2	
6810	PINEWAY	HOUSE & GARAGE	c.1939	2	
6812	PINEWAY	HOUSE & GARAGE	1928	2	
6814	PINEWAY	HOUSE & GARAGE	1931	2	
6816	PINEWAY	HOUSE & GARAGE	1931	2	
6817	PINEWAY	HOUSE & GARAGE	c.1950		2
6819	PINEWAY	HOUSE	1932		1
6820	PINEWAY	HOUSE	c.1930	1	
6821	PINEWAY	HOUSE	1951		1
6822	PINEWAY	HOUSE	c.1936	1	
6824	PINEWAY	HOUSE	c.1940	1	

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6825	PINEWAY	HOUSE	c.1940	1	
6826	PINEWAY	HOUSE	1939	1	
6828	PINEWAY	HOUSE	1957		1
6829	PINEWAY	HOUSE	1962		1
6830	PINEWAY	HOUSE	1954		1
6832	PINEWAY	HOUSE	1956		1
6901	PINEWAY	HOUSE	1940	1	
6902	PINEWAY	HOUSE	1938	1	
6904	PINEWAY	HOUSE	c.1950		1
6905	PINEWAY	HOUSE	c.1950		1
6906	PINEWAY	HOUSE & GARAGE	1937	2	
6907	PINEWAY	HOUSE	c.1950		1
6909	PINEWAY	HOUSE & GARAGE	1938	2	
6910	PINEWAY	HOUSE & GARAGE	c.1946	2	
6914	PINEWAY	HOUSE & GARAGE	c.1940	2	
6924	PINEWAY	HOUSE	1952		1
6926	PINEWAY	HOUSE	1939	1	
6930	PINEWAY	HOUSE	c.1946		1
6934	PINEWAY	HOUSE	1982		1
6935	PINEWAY	HOUSE	1987		1
6302	QUEENS CHAPEL RD	HOUSE	c.1946		1
6303	QUEENS CHAPEL RD	HOUSE	c.1940	1	
6304	QUEENS CHAPEL RD	HOUSE	c.1941	1	
6305	QUEENS CHAPEL RD	HOUSE	c.1941	1	
6307	QUEENS CHAPEL RD	HOUSE	c.1941	1	
6308	QUEENS CHAPEL RD	HOUSE	1927	1	
6309	QUEENS CHAPEL RD	HOUSE	c.1950		1
6400	QUEENS CHAPEL RD	HOUSE	1927	1	

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6402	QUEENS CHAPEL RD	HOUSE	c.1950		1
6403	QUEENS CHAPEL RD	HOUSE & GARAGE	1927	2	
6404	QUEENS CHAPEL RD	HOUSE & GARAGE	1923	2	
6405	QUEENS CHAPEL RD	HOUSE & GARAGE	c.1937	2	
6406	QUEENS CHAPEL RD	HOUSE	1934	1	
6407	QUEENS CHAPEL RD	HOUSE & GARAGE	1937	2	
6408	QUEENS CHAPEL RD	HOUSE	1937	1	
6409	QUEENS CHAPEL RD	HOUSE & GARAGE	1936	2	
6410	QUEENS CHAPEL RD	HOUSE	1937	1	
6411	QUEENS CHAPEL RD	HOUSE & GARAGE	1937	2	
6413	QUEENS CHAPEL RD	HOUSE & GARAGE	1937	2	
6500	QUEENS CHAPEL RD	HOUSE & GARAGE	1927	2	
6501	QUEENS CHAPEL RD	HOUSE	c.1937	1	
6502	QUEENS CHAPEL RD	HOUSE	1937	1	
6503	QUEENS CHAPEL RD	HOUSE	c.1937	1	
6504	QUEENS CHAPEL RD	HOUSE	c.1937	1	
6505	QUEENS CHAPEL RD	HOUSE	c.1940	1	
6506	QUEENS CHAPEL RD	HOUSE	c.1948		1
6507	QUEENS CHAPEL RD	HOUSE	c.1940	2	
6508	QUEENS CHAPEL RD	HOUSE	c.1948		1
6510	QUEENS CHAPEL RD	HOUSE	c.1948		1
6511	QUEENS CHAPEL RD	HOUSE	c.1940	1	
6512	QUEENS CHAPEL RD	HOUSE	c.1948		1
6513	QUEENS CHAPEL RD	RIVERDALE PRES. CHURCH	1950/54		1
6600	QUEENS CHAPEL RD	HOUSE	c.1940	1	
6601	QUEENS CHAPEL RD	HOUSE & GARAGE	1940	2	
6602	QUEENS CHAPEL RD	HOUSE & GARAGE	c.1940	2	

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6605	QUEENS CHAPEL RD	HOUSE & GARAGE	1936/41 GAR	2	
6701	QUEENS CHAPEL RD	HOUSE & GARAGE	1934	2	
6702	QUEENS CHAPEL RD	HOUSE	c.1960		1
6703	QUEENS CHAPEL RD	HOUSE & GARAGE	1938	2	
6704	QUEENS CHAPEL RD	HOUSE	c.1950		1
6705	QUEENS CHAPEL RD	HOUSE & GARAGE	1939	2	
6707	QUEENS CHAPEL RD	HOUSE & GARAGE	c.1941	2	
6709	QUEENS CHAPEL RD	HOUSE & GARAGE	c.1941	2	
6710	QUEENS CHAPEL RD	HOUSE	c.1950		1
6711	QUEENS CHAPEL RD	HOUSE & GARAGE	1939	2	
6712	QUEENS CHAPEL RD	HOUSE	c.1945	2	
6713	QUEENS CHAPEL RD	HOUSE	c.1950		1
6714	QUEENS CHAPEL RD	HOUSE	c.1927	1	
6715	QUEENS CHAPEL RD	HOUSE	1938	1	
4103	SHERIDAN ST	HOUSE	c.1940	1	
4200	SHERIDAN ST	HOUSE & GARAGE	1935	2	
4201	SHERIDAN ST	HOUSE	1941	1	
4202	SHERIDAN ST	HOUSE	c.1940	1	
4203	SHERIDAN ST	HOUSE & GARAGE	1933	2	
4204	SHERIDAN ST	HOUSE & GARAGE	1930	2	
4205	SHERIDAN ST	HOUSE & GARAGE	1940	2	
4206	SHERIDAN ST	HOUSE & GARAGE	1926	2	
4207	SHERIDAN ST	HOUSE	1927	1	
4208	SHERIDAN ST	HOUSE	1941	1	
4209	SHERIDAN ST	HOUSE & GARAGE	1929	2	
4210	SHERIDAN ST	HOUSE	1941	1	
4211	SHERIDAN ST	HOUSE	1936	1	

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4212	SHERIDAN ST	HOUSE & GARAGE	1933	2	
4213	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4214	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4215	SHERIDAN ST	HOUSE & GARAGE	1934	2	
4216	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4217	SHERIDAN ST	HOUSE & GARAGE	c.1935	2	
4219	SHERIDAN ST	HOUSE & GARAGE	1937	2	
4220	SHERIDAN ST	HOUSE & GARAGE	1933	2	
4221	SHERIDAN ST	HOUSE & GARAGE	c.1927	2	
4222	SHERIDAN ST	HOUSE & GARAGE	1927/30 ADD	2	
4300	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4301	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4302	SHERIDAN ST	HOUSE & GARAGE	1927	2	
4304	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4305	SHERIDAN ST	HOUSE & GARAGE	1930	2	
4306	SHERIDAN ST	HOUSE & GARAGE	1925	2	
4307	SHERIDAN ST	HOUSE & GARAGE	c.1927	2	
4308	SHERIDAN ST	HOUSE & GARAGE	1931	2	
4309	SHERIDAN ST	HOUSE & GARAGE	c.1935	2	
4310	SHERIDAN ST	HOUSE & GARAGE	1926	2	
4311	SHERIDAN ST	HOUSE & GARAGE	1927	2	
4312	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4313	SHERIDAN ST	HOUSE & GARAGE	1927	2	
4314	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4315	SHERIDAN ST	HOUSE	c.1985		1
4316	SHERIDAN ST	HOUSE & GARAGE	1925	2	
4317	SHERIDAN ST	HOUSE & GARAGE	c.1930	2	

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4318	SHERIDAN ST	HOUSE & GARAGE	1928	2	
4320	SHERIDAN ST	HOUSE & GARAGE	1933	2	
4322	SHERIDAN ST	HOUSE & GARAGE	1933	2	
4400	SHERIDAN ST	HOUSE & GARAGE	1933	2	
4401	SHERIDAN ST	HOUSE & GARAGE	1927	2	
4402	SHERIDAN ST	HOUSE	1929	1	
4403	SHERIDAN ST	HOUSE & GARAGE	1925	2	
4404	SHERIDAN ST	HOUSE	1994		1
4405	SHERIDAN ST	HOUSE & GARAGE	1939	2	
4406	SHERIDAN ST	HOUSE	1925	1	
4407	SHERIDAN ST	HOUSE & GARAGE	1925	2	
4408	SHERIDAN ST	HOUSE & GARAGE	1926/32 GAR	2	
4409	SHERIDAN ST	HOUSE & GARAGE	1927	2	
4410	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4411	SHERIDAN ST	HOUSE & GARAGE	1925	2	
4412	SHERIDAN ST	HOUSE & GARAGE	1925	2	
4000	TENNYSON ST	HOUSE	c.1940	1	
4003	TENNYSON ST	HOUSE	1938	1	
4005	TENNYSON ST	HOUSE	c.1937	1	
4007	TENNYSON ST	HOUSE	c.1937	1	
4008	TENNYSON ST	HOUSE	1939	1	
4009	TENNYSON ST	HOUSE	1941	1	
4010	TENNYSON ST	HOUSE	c.1940	1	
4011	TENNYSON ST	HOUSE	1941	1	
4012	TENNYSON ST	HOUSE & GARAGE	1939	2	
4013	TENNYSON ST	HOUSE	c.1937	1	
4014	TENNYSON ST	HOUSE	c.1940	1	

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4015	TENNYSON ST	HOUSE & GARAGE	c.1940	2	
4016	TENNYSON ST	HOUSE	1940	1	
4017	TENNYSON ST	HOUSE	c.1940	1	
4101	TENNYSON ST	HOUSE & GARAGE	1937	2	
4102	TENNYSON ST	HOUSE	c.1942	1	
4103	TENNYSON ST	HOUSE & GARAGE	1937	2	
4104	TENNYSON ST	HOUSE	c.1942	1	
4105	TENNYSON ST	HOUSE	c.1940	1	
4106	TENNYSON ST	HOUSE	c.1942	1	
4107	TENNYSON ST	HOUSE	c.1940	1	
4108	TENNYSON ST	HOUSE	c.1942	1	
4109	TENNYSON ST	HOUSE	c.1940	1	
4110	TENNYSON ST	HOUSE	c.1942	1	
4111	TENNYSON ST	HOUSE	c.1940	1	
4113	TENNYSON ST	HOUSE	c.1940	1	
4115	TENNYSON ST	HOUSE	c.1940	1	
4201	TUCKERMAN ST	HOUSE & GARAGE	1926	2	
4202	TUCKERMAN ST	HOUSE	1927	1	
4204	TUCKERMAN ST	HOUSE	c.1941	1	
4205	TUCKERMAN ST	HOUSE & GARAGE	1931	2	
4206	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4207	TUCKERMAN ST	HOUSE & GARAGE	1931	2	
4208	TUCKERMAN ST	HOUSE	1940	1	
4209	TUCKERMAN ST	HOUSE & GARAGE	1932	2	
4211	TUCKERMAN ST	HOUSE & GARAGE	c.1940	1	
4213	TUCKERMAN ST	HOUSE & GARAGE	1930	2	
4300	TUCKERMAN ST	HOUSE	1938	1	
4301	TUCKERMAN ST	HOUSE & GARAGE	1937	1	

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4302	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4303	TUCKERMAN ST	HOUSE & GARAGE	c.1936	2	
4304	TUCKERMAN ST	HOUSE	1939	1	
4305	TUCKERMAN ST	HOUSE & GARAGE	1926/30 ADD	2	
4306	TUCKERMAN ST	HOUSE	1928	1	
4307	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4308	TUCKERMAN ST	HOUSE	1927	1	
4309	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4310	TUCKERMAN ST	HOUSE & GARAGE	1932	2	
4311	TUCKERMAN ST	HOUSE	c.1946		1
4312	TUCKERMAN ST	HOUSE & GARAGE	1926	2	
4313	TUCKERMAN ST	HOUSE & GARAGE	1928	2	
4314	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4315	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4316	TUCKERMAN ST	HOUSE & GARAGE	1932	2	
4317	TUCKERMAN ST	HOUSE & GARAGE	1925	2	
4318	TUCKERMAN ST	HOUSE	1925	1	
4320	TUCKERMAN ST	HOUSE	c.1941	1	
4321	TUCKERMAN ST	HOUSE	1927	1	
4322	TUCKERMAN ST	HOUSE & GARAGE	1926	2	
4323	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4400	TUCKERMAN ST	HOUSE	1926	1	
4401	TUCKERMAN ST	HOUSE & GARAGE	1937	2	
4402	TUCKERMAN ST	HOUSE	1941	1	
4403	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4404	TUCKERMAN ST	HOUSE & GARAGE	1933	2	
4405	TUCKERMAN ST	HOUSE & GARAGE	1933	2	

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4406	TUCKERMAN ST	HOUSE & GARAGE	c.1930	2	
4407	TUCKERMAN ST	HOUSE & GARAGE	1935	2	
4408	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4409	TUCKERMAN ST	HOUSE & GARAGE	1925	2	
4410	TUCKERMAN ST	HOUSE	1950		1
4411	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4413	TUCKERMAN ST	CHURCH OF THE BRETH	1927/52		1
4300	UNDERWOOD ST	HOUSE	c.1941	1	
4302	UNDERWOOD ST	HOUSE	c.1946		1
4304	UNDERWOOD ST	HOUSE	c.1946		1
4306	UNDERWOOD ST	HOUSE	c.1946		1
4308	UNDERWOOD ST	HOUSE	c.1946		1
4310	UNDERWOOD ST	HOUSE	c.1946		1
4312	UNDERWOOD ST	HOUSE & GARAGE	c.1946		2
4318	UNDERWOOD ST	HOUSE	c.1946		1
4320	UNDERWOOD ST	HOUSE	c.1946		1
4322	UNDERWOOD ST	HOUSE	c.1946		1
4324	UNDERWOOD ST	HOUSE	c.1946		1
4326	UNDERWOOD ST	HOUSE	c.1946		1
4328	UNDERWOOD ST	HOUSE	c.1950		1
4400	UNDERWOOD ST	HOUSE	1936	1	
4401	UNDERWOOD ST	HOUSE & GARAGE	1938	2	
4402	UNDERWOOD ST	HOUSE	1940	1	
4403	UNDERWOOD ST	HOUSE & GARAGE	c.1940	2	
4404	UNDERWOOD ST	HOUSE	c.1938	1	
4405	UNDERWOOD ST	HOUSE	c.1936	1	
4406	UNDERWOOD ST	HOUSE	1936	1	

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4407	UNDERWOOD ST	HOUSE	1936	1	
4408	UNDERWOOD ST	HOUSE & GARAGE	1938	2	
4409	UNDERWOOD ST	HOUSE	1937	1	
4410	UNDERWOOD ST	HOUSE & GARAGE	1937	2	
4411	UNDERWOOD ST	HOUSE	1937	1	
4412	UNDERWOOD ST	HOUSE & GARAGE	1936	2	
4413	UNDERWOOD ST	HOUSE & GARAGE	c.1937	2	
4414	UNDERWOOD ST	HOUSE & GARAGE	1936	2	
4415	UNDERWOOD ST	HOUSE	1937	1	
4416	UNDERWOOD ST	HOUSE & GARAGE	1936	2	
4417	UNDERWOOD ST	HOUSE	c.1950		1
4418	UNDERWOOD ST	HOUSE & GARAGE	c.1936	2	
4419	UNDERWOOD ST	HOUSE	c.1950		1
4420	UNDERWOOD ST	HOUSE & GARAGE	1937	2	
4421	UNDERWOOD ST	HOUSE	c.1940	1	
4423	UNDERWOOD ST	HOUSE & GARAGE	c.1938	2	
4425	UNDERWOOD ST	HOUSE & GARAGE	c.1938	2	
4427	UNDERWOOD ST	HOUSE & GARAGE	c.1938	2	
4429	UNDERWOOD ST	HOUSE	c.1962		1
4431	UNDERWOOD ST	HOUSE	c.1962		1
4200	VAN BUREN ST	HOUSE	c.1946		1
4201	VAN BUREN ST	HOUSE	c.1946		1
4202	VAN BUREN ST	HOUSE	c.1950		1
4203	VAN BUREN ST	HOUSE	c.1946		1
4204	VAN BUREN ST	HOUSE	c.1950		1
4205	VAN BUREN ST	HOUSE	c.1946		1
4206	VAN BUREN ST	HOUSE	c.1946		1
4207	VAN BUREN ST	HOUSE & GARAGE	c.1946		2

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4208	VAN BUREN ST	HOUSE & GARAGE	c.1946		2
4209	VAN BUREN ST	HOUSE	c.1946		1
4210	VAN BUREN ST	HOUSE	c.1946		1
4211	VAN BUREN ST	HOUSE & GARAGE	c.1950		2
4212	VAN BUREN ST	HOUSE	c.1946		1
4213	VAN BUREN ST	HOUSE & GARAGE	c.1946		2
4214	VAN BUREN ST	HOUSE	c.1946		1
4215	VAN BUREN ST	HOUSE & GARAGE	c.1946		2
4216	VAN BUREN ST	HOUSE & GARAGE	c.1946		2
4218	VAN BUREN ST	HOUSE & GARAGE	c.1946		2
4219	VAN BUREN ST	HOUSE	c.1946		1
4300	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4301	VAN BUREN ST	HOUSE	c.1941	1	
4302	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4303	VAN BUREN ST	HOUSE	c.1941	1	
4304	VAN BUREN ST	HOUSE	1942	1	
4305	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4306	VAN BUREN ST	HOUSE	1941	1	
4307	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4308	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4309	VAN BUREN ST	HOUSE & GARAGE	1941	2	
4310	VAN BUREN ST	HOUSE & GARAGE	1940	2	
4311	VAN BUREN ST	HOUSE & GARAGE	1941	2	
4312	VAN BUREN ST	HOUSE	1939	1	
4313	VAN BUREN ST	HOUSE & GARAGE	1939	1	
4314	VAN BUREN ST	HOUSE	c.1941	1	
4315	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4316	VAN BUREN ST	HOUSE	c.1941	1	

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4317	VAN BUREN ST	HOUSE	1940	1	
4318	VAN BUREN ST	HOUSE & GARAGE	1940	2	
4319	VAN BUREN ST	HOUSE & GARAGE	c.1941	1	
4320	VAN BUREN ST	HOUSE & GARAGE	1940	2	
4321	VAN BUREN ST	HOUSE & GARAGE	1941	2	
4322	VAN BUREN ST	HOUSE & GARAGE	1941	2	
4323	VAN BUREN ST	HOUSE	c.1941	1	
4324	VAN BUREN ST	HOUSE & GARAGE	1941	2	
4325	VAN BUREN ST	HOUSE	c.1941	1	
4326	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4327	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4328	VAN BUREN ST	HOUSE & GARAGE	c.1941	1	
4401	VAN BUREN ST	HOUSE & GARAGE	c.1941	1	
4402	VAN BUREN ST	HOUSE & GARAGE	c.1941	1	
4403	VAN BUREN ST	HOUSE & GARAGE	1939	2	
4404	VAN BUREN ST	HOUSE	c.1941	1	
4405	VAN BUREN ST	HOUSE & GARAGE	1938	2	
4406	VAN BUREN ST	HOUSE & GARAGE	1929	2	
4407	VAN BUREN ST	HOUSE	c.1941	1	
4408	VAN BUREN ST	HOUSE & GARAGE	1930	2	
4409	VAN BUREN ST	HOUSE & GARAGE	1937	2	
4410	VAN BUREN ST	HOUSE	1932	1	
4411	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4412	VAN BUREN ST	HOUSE & GARAGE	1941	2	
4413	VAN BUREN ST	HOUSE	1940	1	
4416	VAN BUREN ST	HOUSE	c.1976		1
4417	VAN BUREN ST	HOUSE	1941	1	
4433	WELLS PKWY	HOUSE	c.1940	1	

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4435	WELLS PKWY	HOUSE	c.1940	1	
4437	WELLS PKWY	HOUSE & GARAGE	c.1950		1
4438	WELLS PKWY	HOUSE	c.1965		1
4439	WELLS PKWY	HOUSE	c.1935	1	
4440	WELLS PKWY	HOUSE	c.1969		1
4441	WELLS PKWY	HOUSE	c.1940	1	1
4443	WELLS PKWY	HOUSE	c.1950		1
4444	WELLS PKWY	HOUSE	c.1969		1
4445	WELLS PKWY	HOUSE	c.1950		1
6905	WELLS PKWY	HOUSE	c.1950		1
6907	WELLS PKWY	HOUSE	c.1950		1
4101	WOODBERRY ST	HOUSE	c.1950		1
4102	WOODBERRY ST	HOUSE	c.1950		1
4103	WOODBERRY ST	HOUSE	c.1950		1
4104	WOODBERRY ST	HOUSE	c.1950		1
4105	WOODBERRY ST	HOUSE	c.1950		1
4106	WOODBERRY ST	HOUSE	c.1950		1
4107	WOODBERRY ST	HOUSE	c.1950		1
4108	WOODBERRY ST	HOUSE	c.1950		1
4109	WOODBERRY ST	HOUSE	c.1950		1
4110	WOODBERRY ST	HOUSE	c.1950		1
4111	WOODBERRY ST	HOUSE	c.1942	1	
4112	WOODBERRY ST	HOUSE	c.1942	1	
4113	WOODBERRY ST	HOUSE & GARAGE	c.1942	1	
4114	WOODBERRY ST	HOUSE	c.1950		1
4115	WOODBERRY ST	HOUSE	c.1950		1
4116	WOODBERRY ST	HOUSE	c.1950		1
4117	WOODBERRY ST	HOUSE	c.1950		1

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4118	WOODBERRY ST	HOUSE	c.1942	1	
4119	WOODBERRY ST	HOUSE	c.1950		1
4120	WOODBERRY ST	HOUSE	c.1942	1	
4122	WOODBERRY ST	HOUSE	c.1942	1	
4124	WOODBERRY ST	HOUSE	c.1950		1
4201	WOODBERRY ST	HOUSE	c.1950		1
4202	WOODBERRY ST	HOUSE	c.1950		1
4203 A	WOODBERRY ST	HOUSE	c.1985		1
4203	WOODBERRY ST	HOUSE	c.1942	1	
4204	WOODBERRY ST	HOUSE	c.1946		1
4205	WOODBERRY ST	HOUSE	c.1941	1	
4206	WOODBERRY ST	HOUSE	c.1946		1
4207	WOODBERRY ST	HOUSE	c.1941	1	
4208	WOODBERRY ST	HOUSE	c.1941	1	
4209	WOODBERRY ST	HOUSE	c.1941	1	
4210	WOODBERRY ST	HOUSE	c.1941	1	
4211	WOODBERRY ST	HOUSE	c.1941	1	
4212	WOODBERRY ST	HOUSE	1941	1	
4213	WOODBERRY ST	HOUSE	c.1941	1	
4214	WOODBERRY ST	HOUSE	1941	1	
4215	WOODBERRY ST	HOUSE & GARAGE	c.1941	2	
4216	WOODBERRY ST	HOUSE	c.1941	1	
4217	WOODBERRY ST	HOUSE	1941	1	
4218	WOODBERRY ST	HOUSE	c.1941	1	
4219	WOODBERRY ST	HOUSE & GARAGE	c.1941	2	
4300	WOODBERRY ST	HOUSE	c.1940	1	
4301	WOODBERRY ST	HOUSE	c.1940	1	

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4303	WOODBERRY ST	HOUSE & GARAGE	c.1940	2	
4304	WOODBERRY ST	HOUSE	c.1941	1	
4306	WOODBERRY ST	HOUSE	c.1941	1	
4307	WOODBERRY ST	HOUSE & GARAGE	1939	2	
4308	WOODBERRY ST	HOUSE & GARAGE	1941	2	
4309	WOODBERRY ST	HOUSE & GARAGE	c.1940	2	
4310	WOODBERRY ST	HOUSE	1941	1	
4311	WOODBERRY ST	HOUSE	c.1995		1
4312	WOODBERRY ST	HOUSE	c.1941	1	
4313	WOODBERRY ST	HOUSE	c.1938	1	
4314	WOODBERRY ST	HOUSE	1941	1	
4315	WOODBERRY ST	HOUSE	c.1938	1	
4317	WOODBERRY ST	HOUSE	1938	1	
4319	WOODBERRY ST	HOUSE & GARAGE	1938	2	
4320	WOODBERRY ST	HOUSE & GARAGE	1938	2	
4321	WOODBERRY ST	HOUSE	c.1938	1	
4322	WOODBERRY ST	HOUSE & GARAGE	1938	2	
4323	WOODBERRY ST	HOUSE	1939	1	
4324	WOODBERRY ST	HOUSE & GARAGE	1937	2	
4325	WOODBERRY ST	HOUSE	c.1980		1
4326	WOODBERRY ST	HOUSE & GARAGE	1938	2	
4330	WOODBERRY ST	HOUSE	c.1940	1	
RESOURCE TOTALS				775	159

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SIGNIFICANCE SUMMARY

The University Park Historic District is significant as a large and essentially intact example of an early twentieth century, middle-class automobile suburb. Under Criterion A, the historic district represents the transformation of the western edge of Prince George's County into part of the Washington, DC metropolitan area by the development of suburban communities throughout the first half of the twentieth century. The community was initiated in 1920 and largely completed before World War II. The district is significant as one of the first communities in Prince George's County specifically designed to accommodate the automobile. Also significant is the fact that the district was platted and developed largely by individual homeowners who conformed to a set of covenants established by the developer. The district derives additional significance under Criterion A for its noteworthy collection of vernacular buildings demonstrating the evolution of early twentieth century American domestic architecture. Examples of common styles of the period found in the historic district include the Mediterranean and Tudor Revivals, variations on the Craftsman Aesthetic, and numerous examples of the Colonial Revival including interpretations of Dutch, Georgian and Federal period substyles.

Historic Setting

University Park is an incorporated municipality in northwestern Prince George's County. The University Park Historic District is that portion of the town developed as an early twentieth century, middle-class, automobile suburb, part of the early twentieth century suburbanization of the Washington, DC area. Throughout the nineteenth century and the early years of the twentieth century, University Park and its environs had been an area of sparsely populated woodland and large farms. Beginning in the 1880s, a rapid process of suburbanization began, made possible by a nearby railroad line and the extension of streetcar lines from Washington, DC. Development in University Park was initiated in 1920. Development there was aided only in part by a public transportation infrastructure. From the outset, the community of University Park differed from its older neighbors in that it was designed to accommodate the automobile.

University Park was also different from its neighbors and contemporaries in that its developers maintained an active role in the community for a period of twenty years. Although at the outset the historic district was two separate tracts of land, the companies controlling them had many directors or shareholders in common. As a result, the two original parts of the community were very similar in character and were ultimately united within a single municipality. As part of this active oversight, the developers established a set of strict standards for construction within the community; all construction had a minimum value, and each proposed building was reviewed by the developer for

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its compatibility and appropriateness. The result was a community of architecturally diverse, sensitively sited and comparably valued houses within a well maintained environment. Non-architectural restrictions established by the developer also ensured a uniformity in the social, financial and racial backgrounds of the community's residents.

Resource History

Prior to its development in the 1920s, the land on which the Town of University Park was laid out had been in agricultural use. Like much of this western edge of Prince George's County, the immediate vicinity had developed as an area of large and successful farms by the early 19th century. Many of these farms were operated by families prominent with in the County and the larger region. Nearby farms and their associated families included Green Hill (Digges/Riggs) to the west, Riversdale (Stier/Calvert) to the east and south, Rossborough Farm (Ross/Calvert) to the north, McAlpine (Calvert/Campbell) to the east, the eponymous, Eversfield Farm immediately adjacent to the north, and Bellview (Heurich) to the west. By the end of the nineteenth century, these large tracts of land were sold, subdivided and developed into suburban communities for Washington's growing middle class. This process continued until the country's entry into World War II, when domestic construction ceased. In some communities where undeveloped land remained, the housing of the post-war years completed the development process.

The Deakins Family Farm

The first land patent within the Town of University Park, Edmonston's Pasture, was recorded in 1723. By the middle of the eighteenth century, several hundred acres within this patent came into the possession of William Deakins of Georgetown (Maryland, prior to the establishment of the District of Columbia).

The Deakins family traces its history in America to a John Deakins (d. 1743), an Englishman who is said to have arrived as early as 1659. Deakins may have been of high birth; at least one early source alludes to his mother as the sister of the Duke of Worcester, and his father as an Admiral in the British Navy. In 1759, John Deakins' son William purchased a portion of Edmonston's Pasture containing about 224 acres. It is not known whether William Deakins farmed this parcel, which was only a small part of the family's vast landholdings in the area. William Deakins was prominent in local business affairs; he was actively involved in many of the land transactions that led to the establishment of the District of Columbia and

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the commission that oversaw the planning and design of the federal city.⁷

At William Deakins' death in 1800, the Edmonston's Pasture tract passed to his son, Leonard Marbury Deakins. Leonard Deakins (1746-1824), also conducted his business in Georgetown and had distinguished himself in the Revolutionary War. By the end of the war, Deakins had risen from the rank of Captain to Colonel. It appears that the Edmonston's Pasture property was held as an investment. The 1798 Federal Direct Tax indicates that the property then contained a small frame dwelling (28' x 26') occupied by Thomas Young, a tenant farmer. Some time around 1814, Leonard Deakins moved his family from Georgetown to Prince George's County. It appears that for a time, the family resided in the house formerly occupied by Young. It was here that Leonard Deakins died in 1824; he was buried in the family graveyard on the property.⁸

After his death, Leonard Deakins' property passed to his son, William Francis Deakins (1799-1884), who also made it his home. It is with William's ownership that the property became known as "Bloomfield"; it is believed that, around 1830, William Deakins built the house that is still known by that name. The 1832 Prince George's County tax assessment indicates that William's property then contained "one new two-story frame dwelling house large" and "one ditto with other buildings out of repair". The 1850 Census reveals that at that time, William Deakins, his wife Elizabeth (1803-1883), and their children James and Elizabeth, along with the senior Deakins' sister Glorvina, resided at Bloomfield. At that time, the property was described as a 250-acre dairy farm that was valued at \$12,000.⁹ William Francis Deakins died in 1884, leaving Bloomfield to his surviving children, James R. H. and Elizabeth A. Deakins.

By the end of the nineteenth century, when James R.H. Deakins (1840-1923) and his sister Elizabeth A. Deakins (1834-1929) lived at Bloomfield, the family had been associated with the property for more than 100 years.

⁷No confirmation of William Deakins' connections to the Duke of Worcester has been found. See article on the Deakins family by James C. Wilfong, Jr., "Large Names in Small Print", *The Washington Post*, 12 December 1968, p.17. See also Historical Society of Washington, DC (Columbia Historical Society) Records, volumes, 31-32, 35-36.

⁸See entry for "Deakins Family Cemetery", *Stones and Bones, Cemetery Records of Prince George's County, Maryland*, 1988, edited by Jean A. Sargent, Prince George's County Genealogical Society, Inc., p. 571.

⁹Prince George's County Tax Assessments 1840s; Census for Prince George's County, 1850.

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James and Elizabeth would also be the last generation of the family to own it. James, a local land surveyor, was a widower and childless; his sister had never married. In April 1920, they sold the property, then 285 acres, to the Riverdale Realty Company. James died in June 1923, and was buried in the family graveyard; as part of the sale of the farm, ownership of and access to the cemetery were reserved by the family (see Photograph 12).¹⁰

By the time of James' death, the immediate vicinity of Bloomfield had already lost much its rural character. Beginning in the late 1880s, many of the large and small farms in the area had been sold, subdivided and transformed into the suburban communities of College Park, Riverdale, Hyattsville, Mount Rainier and Brentwood. In the six years that followed the sale of Bloomfield and preceded Elizabeth Deakins' death in 1929, the farm became a part of the Washington area's burgeoning suburban landscape as well.¹¹ This transformation was made possible by improvements in the region's transportation infrastructure. Although the B & O Railroad line had traversed the area since the 1830s, and had helped establish Hyattsville as well as a number of prosperous local farms, it was not until streetcar lines were extended from Washington around 1890, that the suburbanization of the area took off.

Modern Subdivisions: 1920-1945 - Physical and Social Character

The 1920s: The Establishment of College Heights and University Park

By the time Bloomfield was sold out of the Deakins family in the spring of 1920, the suburbanization of present-day University Park had already begun. The process here would be different from that of nearby communities begun in the late 19th century. Because of their proximity to University Park, many would-be homebuilders and early residents undoubtedly took advantage of existing streetcar and railroad lines to commute to work or conduct shopping. Suburban communities of the 1920s like University

¹⁰See deed conveying Bloomfield from J.R.H. and E. A. Deakins to Riverdale Realty Company, #158:77; Prince George's County Land Records. In her will, Elizabeth Deakins established the Vestry of Pinkney Memorial Chapel in Hyattsville as the custodian of the family cemetery. The Vestry received monies as a gift and in trust to defray the maintenance of the plot. Some years later, one of Elizabeth's cousins made an addition to the trust.

¹¹Upon her death, Elizabeth A. Deakins was also buried in the family graveyard. Several other distant relatives were buried there after Elizabeth; the last dated interment was in 1951.

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Park reflect the ascendancy of the family car as the preferred mode of transportation and the role the automobile had in making many such communities possible.

The first modern subdivision, located at the extreme northeastern corner of the town, was the only portion of the present-day Town that had not been Deakins family property. In April 1920, a hilly 30-acre parcel west of Baltimore Avenue near College Park and the University of Maryland was platted by Harry W. Shepherd and Claude Gilbert. Shepherd and Gilbert named their subdivision *College Heights*, undoubtedly because of its rolling topography and its vicinity to College Park and the University of Maryland.¹²

Shepherd and Gilbert had acquired the property from David M. Nesbit, a prominent local real estate attorney and investor, active in land deals throughout the region.¹³ From at least 1890 until about 1915, Nesbit was an active investor in the nearby suburbs of Mount Rainier, Brentwood, Cottage City and Hyattsville. Nesbit had owned a half-interest in the property since 1890, when he and Anna B. Montgomery acquired it from Ella Calvert Campbell. The property had been deeded to Campbell as part of the partition of the Riversdale Plantation after the death of her father, Charles Benedict Calvert.¹⁴

In College Heights, Shepherd and Gilbert platted five blocks, all with at least 20 building lots. As originally designed, the subdivision was largely self-contained; there were three access points from the major thoroughfare of Baltimore Avenue on the east. Most blocks have multiple exposures; a single block (A) is oriented equally to Baltimore Avenue and to the interior of the subdivision. Access to those portions of blocks (A and B) oriented to Baltimore Avenue was provided either by a narrow alley (Block B) or by a series of driveways separated by pairs of building lots to the west (Block A). The largest of the blocks (E) wraps around three

¹²See subdivision plat 2:52, Prince George's County Land Records.

¹³David Montgomery Nesbit (1842-1932) was born in Pennsylvania and had come to Washington in 1870. Nesbit lived in Washington, DC, and there is no evidence that he was involved in the construction of houses in College Heights. Instead, his interests appear to be limited to the purchase, sale and transfer of parcels and subdivided lots that could be developed by others.

¹⁴College Heights was identified as Lot 7 in the deed of Partition of Riversdale. See Prince George's County Equity Records, #475.

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sides of the property to the north, west and south with a single row of lots. Streets were originally given the names of indigenous trees and shrubs; Pine, Oak, Holly and Beech (see Illustration 1).

Harry W. Shepherd (1870-1924) was born in Washington, DC. As a young man he settled in Hyattsville where he worked as a cashier at the First National Bank. He later became a vice president of the bank and served two terms as the City's Mayor. Shepherd left the bank to engage in real estate with Claude Gilbert; the two men did not incorporate as Shepherd and Gilbert Co., Inc., until April 1923.¹⁵ Shepherd's association with the College Heights venture was cut short by his death in June 1924; his obituary indicates that he then resided in a recently completed house on Baltimore Avenue.¹⁶ Little is known about Claude Gilbert, although Prince George's County Incorporation records indicate that the company continued to operate after Shepherd's death with the same shareholders.¹⁷

The marketing strategy used by Shepherd and Gilbert is unknown as no company records or advertising has been located. Tax assessments indicate that for about three years after the subdivision was platted, the only activity there was the construction of houses for the Shepherd and Gilbert families. Both houses were located at the southern end of the subdivision, on higher ground and easily visible to travelers on Baltimore Avenue. By 1923 with the construction of their own houses, both men attempted to set a standard for the quality of construction in College Heights. The Gilbert House at 4411 Beechwood Road is a frame Foursquare; the Shepherd House at 6806 Baltimore Avenue is a substantial buff-brick Craftsman bungalow (see Photographs 26 and 33).

Throughout the remainder of the 1920s, as lots were sold, the streets in College Heights, particularly Oak Ridge (Oak), Beechwood (Beech) and the southern half of Pineway (Pine), were dotted with substantial houses in the popular architectural styles of the day. Individual houses of varying styles were built near one another; while some houses appear to be similar,

¹⁵Other company directors included Shepherd's wife Clara and Gilbert's wife Augusta. See Prince George's County Incorporation Records #2-13; 23 April 1923.

¹⁶"Hyattsville Ex-Mayor, H.W. Shepherd, Dead", *The Evening Star*, 12 June 1924, p.15.

¹⁷In 1937, the corporation changed its name to College Heights Estates, Inc. By this time, the company was developing property north and west of College Heights then and now outside of the corporate limits of University Park; part of the "Estates" is unincorporated Hyattsville, the remainder is within the City of College Park.

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no two are alike. Wood-trimmed Tudor Revival houses in stucco, brick and stone are intermingled with Craftsman bungalows and two-story houses. Most of the properties in College Heights were developed to include a driveway leading to a garage at the rear of the lot (see Photographs 22,33,38,51).

In 1920, the Riverdale Realty Company purchased the Deakins farm. The company president was Isham S.D. Sauls; the secretary, Joseph D. Eason (c.1885-1969), was a local attorney.¹⁸ Whatever plans the Riverdale Realty Company had for the Deakins property seemed to have gone unrealized. During its ownership no plats of subdivision were filed for the property and no evidence of any promotional activity regarding it has been found. On April 3, 1923, the Riverdale Realty Company sold the Deakins farm to The University Park Company, Inc.

The University Park Company was incorporated in Delaware on March 12, 1923. The company's president was J. Frank Rushe (1875-1956), a prominent Hyattsville plumbing contractor and Mayor of the town from 1921 to 1925. Harry Shepherd was among the original directors of the University Park Company, and served as its Treasurer upon incorporation. Other early directors and investors were prominent local businessmen and professionals including Harry J. Patterson, E. Hilton Jackson, Charles W. Clagett, George N. Bowen, James H. Rimmer and B. O. Lowndes Wells. Directors and stockholders in the Company were supposed to build and occupy houses within the development. Early tax assessment records indicate that most directors owned houses within the community at least through the 1920s.¹⁹

H.J. Patterson (1866-1948) lived in College Park, and was at various times dean and president of Maryland Agricultural College and director of the Maryland Agricultural Experiment Station. Jackson (1870-1950) was a prominent Washington trial lawyer who lived in Chevy Chase, Maryland. Clagett (1870-1958), a scion of a prominent County family, lived just south of the development in Hyattsville; he was a lawyer and a member of the Maryland General Assembly who helped establish the Washington Suburban Sanitary Commission. George Bowen (1882-1941) was a successful lumber dealer with a business in Hyattsville. James Hunt Rimmer (1883-1944) was an English emigre who arrived in the country in 1907. Rimmer had been

¹⁸In the early 1920s, Eason was an attorney with Continental Life Insurance Co., in Washington. He was a native of Wilson County, North Carolina who had moved to the area in 1919. See obituary "Joseph D. Eason, Former Executive in Insurance Firm", *The Evening Star*, 30 June 1969, p.B-5.

¹⁹See obituary "J. F. Rushe, 81, Of Hyattsville", *The Evening Star*, 4 April 1956, p.A-24. See also Certificate of Incorporation and Annual Reports (1923 and 1942) of The University Park Company, State of Delaware, Secretary of State, Division of Incorporations.

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involved in suburban development activity since 1912 when he arrived in Riverdale and began an association with the Riverdale Park Company. Wells (1880-1954) was a director of the Hyattsville Building Association and Citizens' Bank of Riverdale with extensive dealings in local real estate.²⁰

The Company's initial efforts were focused on the extreme southeastern edge of its property at the intersection of Baltimore Avenue and Colesville Road. This location was closest to the major north-south transportation routes and the established suburbs of Hyattsville and Riverdale. In September 1923, a 30-acre subdivision known as Section 1 was platted; it contained six rectangular blocks with building lots oriented primarily to the north and south, except to the east where lots were oriented to Baltimore Avenue.

Early on, the Company erected a small sales building at the corner of Baltimore Avenue and Tuckerman Street (Block 3, Lot 1, Section 1 -- now demolished).

The University Park Company promoted an exclusively residential community. To that end, Company deeds included language designed to regulate the character of both houses and their occupants. All Company deeds and subsequent transfers of property contained language precluding, among other things, non-residential buildings and uses within the community. The Company, however, retained the right to sell land for non-residential purposes and "from time to time, create business areas... and [that] the land so set aside for business may be sold free from the restrictions that it shall not be used for trade, business, manufacturing or mercantile purposes." Deeds also included the minimum value of the house to be erected; throughout the mid 1920s, that value was at least \$5,000.

In addition, a number of other restrictions ran with the deeds including the mandatory placement of "garages, carriage houses [and] other outbuildings" at the rear of a building lot; that for twenty years after the first day of sale (August 1, 1923), construction was limited to one, single-family house per lot; and that plans and specifications for each building were to be approved by the Company prior to construction. Additional language common to deeds for numerous surrounding communities was also found in University Park:

²⁰See Obituaries in *The Evening Star*; Shepherd, 12 June 1924, p.15; Patterson, 12 September 1948, p. A-5; Jackson, 17 July 1950, p. A-17; Clagett, 13 July 1958, p. C-10; Bowen, 17 April 1941, p. A-13; Rimmer, 8 January 1944, P. A-4; Wells, 2 February 1954, p. A-8.

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That said land, or any part thereof, or interest therein, shall never be rented, leased, sold, transfered or conveyed unto any negro or colored person²¹

Among the first houses to be completed in Section 1 was a house occupied by company director and stockholder, B. O. Lowndes Wells. The Wells house at 4307 Sheridan Street, the first house completed in the subdivision, was finished by the end of 1924. The house is typical of 1920s suburban interpretations of the Dutch Colonial style; the most prominent features of the frame house are its balanced facade and gambrel roof (see Photograph 52). Not long after the Wells house was finished, the second house completed was built a block to the west at 4406 Sheridan Street for the A. M. Brown family. The Browns lived in Riverdale when they decided to relocate to the nascent community to the west. Their house, a commodious but simply detailed frame Foursquare, was also completed by the end of 1924 (see Photograph 27).

After the construction of houses began in Section 1, the Company continued to register subdivision plats. The community expanded to the west with Section 2 (20 acres) in October 1924, to the north with Section 3 (30 acres) in March 1925 and in June 1925, further west with Section 4 (4 acres), surrounding the Deakins family house. As the community expanded, the Company frequently named streets after its directors including Jackson (Sheridan Street), Patterson Place (Tennyson Road), Bowen Place (now platted as Toledo Road but undeveloped) and Rushe, Shepherd and Lanhardt roads (now Underwood, Van Buren and Woodberry streets).

To encourage visitation and the sale of lots, the Company erected a one-and-one-half story brick office/sales building at the northwestern edge of Section 1 by 1926 (see Photograph 66). The University Park Company office, located at 4400 Tuckerman Street, also contained several rooms originally used as the school facility the Company had promised to provide for local children. In addition to providing educational facilities, the Company had pledged to provide public services including road development and maintenance and trash removal.

Through the mid 1920s, the University Park Company was responsible for the construction of a number of houses of varying styles, sizes and prices. The Company's houses were concentrated in Sections 1 and 2, but several were located nearby in Sections 3 and 4. Houses built by the Company reflect the range of popular architectural styles of the period including Craftsman bungalows and Foursquares, front- and side-gable Dutch Colonials and Georgian Center-hall Colonials. While several houses are similar to one another, no two are identical; the random distribution of these Company

²¹See sample deed, Liber 221, Prince George's County Land Records.

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houses contributes to the picturesque and varied streetscape. Most of the houses are of frame construction sheathed with horizontal board siding; several are sheathed with stucco and built of structural tile, a number employ decorative shingling. (see Photographs 1,14,30-32,34,36,37,55).

The subdivision of Section 4 (also known as the "Homestead Block") in June 1925 signaled changes for the then vacant and deteriorated Deakins house (see Photograph 7). The subdivision was a single rectangular block with seventeen building lots on the west side of Queens Chapel Road (then known as University Drive). The Deakins farmhouse was located on Lot 3, the largest at just over one-half acre. The remaining lots in the block were smaller and typical of others throughout the community. The Company sold or transferred Lots 1-5 of the block to its president J. Frank Rushe in August 1925.²²

Rushe then set about improving the old farmhouse as a home for his family and as an architectural exemplar for the community around it. His comprehensive renovation of the house made it fit for modern use and provided the unassuming mid-nineteenth building with a grand architectural character befitting its role as the historic treasure in the midst of the modern community. The house was re-oriented slightly to face Queens Chapel Road (University Drive), the grand diagonal avenue that traversed the growing community. The interior of the house was modernized and the neo-classical portico with colossal columns and the detached garage were added (see Photographs 8-11).²³

By 1928, after several years of successful sales and construction, a total of sixty houses had been completed in University Park by the Company as well as individual builders.²⁴ The Company then needed more space within its offices, and in exchange for the schoolrooms, donated a three-acre parcel on Queens Chapel Road to the County School Board. Later that

²²See subdivision plat SDH 3:25, June 1925; see deed 221:51, 4 August 1925, Prince George's County Land Records.

²³Rushe, then a widower, sold Bloomfield in 1946. See deed #831:25, 20 June 1946, Prince George's County Land Records.

²⁴"University Park Co. Effects Reorganization", *The Evening Star*, 7 April 1928, p.A-19.

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year, a new, four-room schoolhouse that housed eighty students was completed.²⁵

The 1930s: Growth and Incorporation

By the mid 1930s, the areas subdivided in the 1920s began to fill in and the Company began to develop other areas of the Deakins property. These new areas were to the north and west of the established sections of the community, and, deferring to topography, extended the generally rectilinear street grid. The subdivisions of the 1930s largely completed and framed both sides of Queens Chapel Road as the community's grand diagonal avenue. By this time, in both the recently subdivided areas and in the remaining open lots of the older sections of the community, architectural preferences had changed. By the mid 1930s, the European-based revival styles and the Craftsman aesthetic of the 1920s were supplanted by increasingly popular and numerous variations on American colonial and early federal period architectural themes.

In 1933, the University Park Company announced that it would no longer provide public services. To meet their communal needs, residents banded together as the University Park Community Association. Members' contributions defrayed the costs of street, sidewalk and streetlight maintenance, and trash removal. Apparently, both the regular and comprehensive collection of funds and compliance with Association rules were difficult.

Almost from the outset, there was talk of incorporation and the benefits it would bring the community in terms of revenue and regulatory authority. A charter for the Town of University Park was introduced in the State Legislature in March 1936, approved in April and took effect on August 3. Town government was composed of a mayor and council, with a councilmember representing each three wards then within the corporate limits. Additional officials included a treasurer and a clerk. Thomas E. Bourne, one of the community's first residents, was elected its first mayor. With its taxing authority and a share of State road maintenance funds, the new town was responsible for street maintenance and garbage disposal. Responsibilities for police and fire protection were met by either Hyattsville or Riverdale.

²⁵The original schoolhouse was demolished in the late 1970s and replaced with an even larger building. Phyllis Bate Sparks, *A Brief History of the Town of University Park, 1936-1976*, pp.17-18. The boundaries of the historic district have been drawn to exclude the present school building because of its recent construction date.

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In April 1936, the Company platted Section 5A (17.5 acres), west of Section 4 "Homestead Block". Within Block 20 of this Section, parcel A (within Lot 7) was set aside around the Deakins family burying ground as had been specified in the deed from the Deakins family to the Riverdale Realty Company (see Footnote 5). This area extended Sheridan and Tuckerman streets but in a generally north-south rather than east-west direction. For this reason, west of Queens Chapel Road the street names change to 40th and 41st avenues (originally they were also Jackson and Monroe).

Tennyson Road (originally known as Patterson Place after H. J. Patterson, a Company director) is at the center the blocks created by Sections 4 and 5A. By spring 1937, parts of Section 5A were developed with commodious two-story brick houses in variations of the Colonial Revival style. Over the next several years, the subdivision was completed with more modest, speculatively built, two-story "Center-hall Colonial" houses constructed by Company stockholder and builder James Rimmer (see Photographs 47-49).

In the mid 1930s, the Company changed its sales strategy. Prior to this time, the Company had been the sole owner and subdivider of the Deakins tract. Beginning in 1936, the Company sold parcels to other individuals or companies who either carried out the subdivision alone or in partnership with the Company. In one case, an individual owner was also a director of the Company. In several cases, land was sold outright to developers or builders who subdivided the land and constructed houses. Frequently, the Company held the mortgages that financed these transactions. These subdivisions, on the western edge of the Company's Sections, extended the established street grid.

In June 1936, almost 15 acres south of College Heights and west of Section 3 were platted as Section 6A. This subdivision was composed of a large lot the Company had sold to DeVoe and Florence Meade in 1926, as well as several acres sold to John C. Palmer. The new plat created Clagett Road and Woodberry Street (originally Lanhardt Road after a Company director) west of Queens Chapel Road. The Meade lots were apparently derived from an unrecorded subdivision plat from 1926 (see Meade House, Photograph 13).²⁶ A number of lots comprising both sides of Clagett Road west of Queens Chapel and east of Beechwood were purchased by George and Hilda Harrison in July 1936. George Harrison (1895-1941) lived at 18 Oak Street in College Heights and was active in the construction and sale of houses in and around University Park until his death.

²⁶The unrecorded plat apparently was for Section 6, University Park; Section 6 was later platted in two parts, Section 6A and 6B. See subdivision plats, 4:67 and 6:55, Prince George's County Land Records.

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By October 1936, two items appeared in the Washington *Evening Star* promoting Harrison's development. A small article and an advertisement promoted "University Park Hiland" and the four houses Harrison had completed there. One of the four houses, 4337 Clagett Road, was illustrated; it was a home "with all the modern conveniences dear to the housewife" and contained three bedrooms, two bathrooms and a detached garage. The advertisement indicated that Harrison would also build to suit on the remaining available lots in his development (see Photograph 59).²⁷

The Company sold a parcel of 7.3 acres north of Section 6A to the Harrisons in January 1937. When they platted it as part of blocks 26, 27 and 28 in Section 7 in August 1937, the new subdivision extended Clagett Road and created Clagett-Pineway which became a connection to the northwestern part of College Heights and to the unincorporated area of College Heights Estates to the north which were now being developed by College Heights Estates, Inc. (formerly Shepherd & Gilbert).²⁸

In July 1938, the area south and west of Section 6A, was platted by the University Park Company as Section 6B (14 acres). This new subdivision was just north of the three-acre school lot the Company had provided in the late 1920s. While the Company's standard covenants accompanied the sale of lots in Section 6B, a clause was modified to allow for the construction of garages "under or attached to brick or stone houses." This change reflected the physical character of the community. The hilly topography of the Deakins tract, particularly to the north and west, lent itself to the placement of garages at or below grade and near the street rather than to the rear of a building lot. As a result, by the mid 1930s, many houses were built either with a garage below grade at basement level or at the first story. This was not only economical but also provided greater comfort for the homeowner who could go from the car to the house without coping with the elements.

²⁷See Real Estate advertisement for "University Park Hiland" [4337 Clagett Road, College Heights Estates], *The Evening Star*, 24 October 1936, P.C-5. See also "Death Notices", *The Washington Post*, 5 January 1941, p. A-12 and Interment Records, Fort Lincoln Cemetery.

²⁸Beginning in the mid 1930s, College Heights Estates, Inc., was developing portions of the former Eversfield farm, north of the Deakins tract and outside of the corporate limits of University Park. The character of College Heights Estates is distinct from the character of University Park; the meandering streets of the "Estates" contain considerably larger lots and more expensive houses, better described as "mid-century suburban villas".

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By August 1, 1938, the Company had sold approximately half of the subdivision (the north side of Block 23 and the south side of Block 24 framing Van Buren Street west of Queens Chapel Road) to James H. Rimmer, a Company director and builder.²⁹ Rimmer proceeded to speculatively build modest center-hall Colonial houses that were the favored local house form by the late 1930s. Many of the Rimmer houses from this period include attached or below grade garages (see Photograph 43).

In July 1939, George and Hilda Harrison expanded Section 7 to the south and platted the remainder of Block 27 and the north half of Block 29, extending Woodberry Street to College Heights Drive (see Photographs 44-46). Thus, by the end of the 1930s the University Park Company and others had opened more of the Deakins tract for development; throughout the decade, the land area of the community had effectively doubled. For several years beginning around 1936, many houses were under construction. The character and circumstances of this construction were different; the houses were the work of a small number of local developers and builders who found that minor variations of a few standard house forms and plans made for cost-effective construction and salable houses.

The 1940s: Before World War II

By 1940, four years after incorporation and seventeen years after its establishment, University Park had grown substantially. The Town of University Park was now identified in the US Decennial Census. In 1940, the population of 878 individuals occupied almost 300 houses. Numerous houses were completed after incorporation and before the country's entry into World War II, but the platting of subdivisions involved only small parcels. This activity discontinued altogether by the spring of 1941 and did not resume until after the war.

The activity of the University Park Company appears to have slowed by the early 1940s as well. Throughout the late 1930s, rather than sell to individual customers, the Company had primary sold small parcels that would be developed by speculative builders. By 1940, the Company still owned the northwestern one-third of the Deakins farm which remained unsubdivided.

As the country prepared for war, University Park was expanded with three small subdivisions. To the extreme north and west, both sides of Woodberry Street between College Heights Drive and Wells Parkway (8.2

²⁹By July 1938, Rimmer had replatted several lots to the east to face Van Buren Street rather than Queens Chapel Road. See deed # 516:340, 1 August 1938 and subdivision plats 6:55 and 7:22, Prince George's County Land Records.

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acres) were platted by College Heights Estates, Inc., in February 1941. This property had been part of a large parcel purchased from the Company in August 1940. To distinguish its projects from those of the University Park Company, College Heights Estates, Inc., named its subdivisions near the Eversfield farm *The Village*. This block of Woodberry remained essentially unimproved throughout the war, when there was no construction activity.³⁰

In May 1941, Section 5B was platted by the University Park Company and Hannum & Turner.³¹ This small subdivision consisted of 23 lots (part of existing Block 18 and newly established Block 19) and extended 41st Avenue and Tennyson Road. Hannum & Turner had acquired the west side of 41st Avenue (Block 20, Section 5A) from the Company in 1938; with the subdivision of Section 5B, they were able to develop both sides of 41st above Tennyson Road and the north end of Tennyson Road with small and minimally detailed red brick Cape Cods. The austerity of these houses and the speed with which they were completed were at least in part a reflection of the war-related shut-down of the local housing industry. The simplicity of these houses apparently concerned local residents who felt that these structures did not meet the covenant requirement of a minimum house value of \$5,000, an assumption later disproved through litigation (see Photograph 60).³²

The last parcel to be subdivided before the War, in June 1941, was the block of Van Buren Street west of Beechwood Road. This area, also part of Section 7 (part of Blocks 29 and 30), was platted by James Rimmer. Except for three or four houses at the southern end, the subdivision remained essentially undeveloped throughout the war. Rimmer died in 1944, and when his sons James, William and Harry, returned from war, they continued their father's work and built a number of houses in the late 1940s.

³⁰The system of block enumeration in "The Village" continues the one established in University Park. See subdivision plat 8:57 and deed 576:263, Prince George's County Land Records.

³¹Hannum & Turner was incorporated in Prince George's County in January 1936 for the purpose of engaging in "general contracting, building, remodeling, repairing and buying and selling real estate". The principals were Hiram L. Hannum and Albert H. Turner (1894-1986). See Prince George's County Incorporation Records, Vol 6, Folio 140. See also Obituary "Albert Hiram Turner", The Washington Post, 1 October 1986, p. C-10.

³²Phyllis Bate Sparks, A brief History of the Town of University Park, 1936-1976, pp.14-15.

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In July 1943, the Company again sold off a large part of its remaining land northwest of Town to College Heights Estates, Inc. This 27-acre parcel and the remainder of the August 1940 purchase would not be subdivided and developed until after the war. By mid 1943, with the sale of suburban house lots all but ended for the foreseeable future, the Company had succeeded in selling most of its land. After twenty years of operation, the stockholders convened for the purpose of dissolving the corporation. The papers were drawn up and became effective on December 15, 1943. These documents indicate that while a number of original stockholders had remained, only one continued to reside in the community.

Although construction activity ceased during the war, as it drew to a close, the Town of University Park was expanded significantly. In late 1944 there was a move to annex Shepherd & Gilbert's College Heights subdivision. Although it predated the subdivisions of the University Park Company, it had not been included within the municipal boundaries upon incorporation in 1936. In late 1944, a local special election on the issue was held and the annexation supported overwhelmingly. A bill authorizing the annexation was passed at the State House in Annapolis in April 1945. By this time, College Heights contained approximately 50 houses, many of which were substantial additions to the Town's tax base.³³

Non-residential buildings

Within the historic district, there are three buildings with non-residential uses; two are churches, the third is a single-family dwelling adapted for use as the Town Hall. Both churches have played active roles in the community since their construction. The Town Hall represents the initial and recent establishment, of a permanent home for the municipal government.

University Park Church of the Brethren

The University Park Church of the Brethren began in the early 1920s as a meeting of local worshippers for whom travel to the existing congregation in Washington, DC, was difficult. Initially, lay leaders within the congregation held services and conducted Sunday School in a two-room school house (now demolished) associated with Green Hill, the Riggs' family farm about a mile to the west of University Park. In 1925, the schoolhouse property was sold and the congregation began to meet at the Oddfellow's Hall in Riverdale. The congregation had grown substantially; at Sunday services more than 100 people were sometimes in attendance. The need for a permanent place of worship became more pressing.

³³"College Height Indorses Bill for Annexation", *The Evening Star*, 25 June 1945, p. A-3.

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Later that year, the congregation purchased several lots in Block 2, Section 1, from the University Park Company. The lots were located at the corner of Baltimore Avenue and Tuckerman Street, convenient to the established communities of Hyattsville to the south, Riverdale to the east, the developing community of University Park (which was within two or three blocks). On October 16, 1927, a modest brick church with simplified Gothic details was completed and dedicated; the church was located on the western portion of Lots 4 and 5 and oriented to the north and Tuckerman Street (see Photograph 63). Brother Henry C. Lamb of the congregation oversaw construction; the building was completed at a cost of \$9,000.³⁴

Throughout the 1930s and 1940, although financially unstable at times, the congregation grew sufficiently to require additional space for both worship services and educational purposes. In 1950, the congregation arranged with the regional church hierarchy to obtain the consulting services of Brother Forrest U. Groff, General Board Architect, to draw up preliminary plans to expand the church. The church also retained the services of a local architect, H.J. Moffatt, to finalize the plans in consultation with Groff.³⁵ Construction was begun in June 1952, and the enlarged building was rededicated on February 1, 1953. The building now contained a large new sanctuary to the east of the original building which had been remodeled into classrooms. The new sanctuary was completed at a cost of \$38,500 and furnished by gifts of an additional \$4,500. The remodeling of the original building cost another \$12,000. The large sanctuary wing to the east shares the simplified Gothic style of the building's older section (see Photograph 62).

University Park Town Hall

The University Park Town Hall (6724 Baltimore Avenue), is a large detached brick building sited prominently at the intersection of Queens Chapel Road, Pineway and Baltimore Avenue (see Photograph 65). The building, a single-family detached residence, was built c. 1926 by Frederic and Edna Lee. The house may have been built speculatively; in May 1927, the property was advertised for sale in Washington's *Evening Star* newspaper. The advertisement, which included a photograph, describes a property with "10 rooms, two tiled baths... hardwood floors, two open fireplaces... and a two-car built-in heated garage... with Spacious Lawns Under Ancient Forest Oaks". The listing agent for the property was Thos. J. Fisher & Co., a prominent downtown brokerage active in communities like Washington's Kalorama neighborhood and Chevy Chase, Maryland. The Lees

³⁴50th Anniversary of God's Sanctuary - University Park Church of the Brethren - Sunday, October 16, 1977, pp.2-3. University Park Church of the Brethren Commemorative Book.

³⁵Ibid, p.8.

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were apparently unable to sell the house; for a time in the late 1930s it was used as a tourist home. The Lees sold the property in 1946.³⁶

Over the years and with a later owner, the Lee house continued to have a number of multi-family, and thereby illegal, uses. Since its purchase by the Town in 1981, the building has served as the first permanent location for the Town government, Police Station and Public Works department. Prior to the purchase, municipal affairs were conducted at the Elementary School (outside the National Register boundaries) and storage facilities were provided by individual elected officials. More recently, since no commercial uses are permitted within the Town, office space was rented nearby on Baltimore Avenue in College Park.³⁷

Riverdale Presbyterian Church

The Riverdale Presbyterian Church was organized at Riverdale Park in July 1896. Soon after organization, the Riverdale Park Company donated land for a church site near the Calvert Family Cemetery at 4609 Rittenhouse Street. The following year, the frame building's cornerstone was laid. As the congregation grew, the original building was expanded. In 1947, the church purchased several lots on the south side of Queens Chapel Road in Block 9, Section 2 of University Park. In September 1950, the Church dedicated a large brick sanctuary in the Colonial Revival style, the first of a planned two-part building. The architect of the building was Charles M. Talley of Telford, Pennsylvania. The educational wing of the building was dedicated in 1954.³⁸ Although the architectural style of the church building is compatible with the immediate streetscape and surrounding historic district, the construction date postdates the district's period of significance, rendering the church a non-contributing element (see Photograph 64).

³⁶See advertisement "Spacious Lawns Under Ancient Forest Oaks...", *The Evening Star*, 28 May 1927, p.15; see also deeds #221:67, 22 July 1925; #221:95, 15 March 1926; #835:135, 22 April 1946; Prince George's County Land Records.

³⁷Oral Interview with Ms. Margaret Mallino, Mayor, Town of University Park, 12 December 1994.

³⁸*History of Riverdale, Maryland*, Town of Riverdale Golden Panorama Committee, 1970, pp.61-63; see also article "New Riverdale (Md.) Presbyterian Church", *The Evening Star*, 30 September 1950, p.A-8; "Riverdale Church To Lay Cornerstone", *The Evening Star*, 15 May 1954, p. A-7.

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Epilogue: After World War II

By the conclusion of World War II in 1945, the development of the area of the University Park Historic District, which represents more than half of the present-day Town, was essentially completed. The University Park Company had ceased operation during the war; in the next few years the remaining land was developed by others in a time when restrictive racial covenants were invalidated and modern, standardized construction materials and techniques produced cost-effective, if architecturally undistinguished houses.

In 1950, the Town of University Park had a population of 2,205. This substantial rise in population was the result of two primary factors; the increased number of households within the community and the beginning of the post-war baby boom that lasted through the 1950s. In the late 1940s and the 1950s, the extreme northwestern portion of the Deakins tract (the area west and north of Wells Parkway and North of Toledo Road) was developed in sections by several different companies or partnerships that had either acquired property from the University Park Company, its stockholders or their successors. Most active among these were College Heights Estates, Inc., (then operated by Arthur Seidenspinner as successor to Shepherd & Gilbert) who developed several small subdivisions in the vicinity of Forest Hill Drive and Van Buren Street, and University Park Homes, Inc., operated by Milton Polinger, David Lorenz and others, who developed Adelphi Road (then Colesville Road) and 40th Avenue north of Toledo Road.³⁹

The areas developed by College Heights Estates, Inc., have larger lots and houses that are comparable to the unincorporated developments to the north on the Everfield Farm. However, the Polinger developments contain small lots and houses; each Polinger subdivision typically contains a single house model with little variation among buildings. The Polinger models represent post-war building styles and most frequently are ranch house or split-foyer, multi-level houses, all minimally detailed. The work of each developer is distinctly different in both physical form and architectural quality from the pre-war development of the Historic District (see Photographs 67-70).

In 1960, the Town's population reached a peak of 3,098. Since then, with the community essentially completely developed, construction activity to has been limited to a few locations with a small number of adjacent

³⁹See subdivision plats 12:46; 14:63; 16:67; 17:1; 17:97; 18:45, Prince George's County Land Records.

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National Park Service

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undeveloped lots, or more commonly, single houses on isolated building lots within established neighborhoods.

According to the 1990 Census, after several decades of moderate decline reflecting a lower birth rate and reduction in the size of average households, the Town's population was 2,243. Today, thirty years after the abandonment of racial covenants, the community is no longer exclusively white. Although the population is still overwhelmingly white, local residents now include small numbers of African-Americans, Latinos, Asians and Native Americans.⁴⁰

RESOURCE ANALYSIS

As an early 20th century, middle-class automobile suburb, the University Park Historic District is significant to an understanding of the evolution of Prince George's County and Maryland in the years between 1920 and 1945. Beginning in the late 19th century, the character of the County and State shifted from the largely rural context of the Civil War to the industrial and urban dominance of the years before the Depression. By that time, residential densities and the industrial and commercial components of the economy had substantially increased.

Although efforts at suburbanization had been initiated in Prince George's County as early as the 1870s, it was not until the close of the 19th century that any substantial level of development occurred, and when it did, it was in those areas closest to Washington, DC. The growth of these areas continued until World War I. Communities like Mount Rainier, Brentwood, Hyattsville and Riverdale to the north and Fairmount Heights and Seat Pleasant to the south were made possible by an expanding transportation network that included the railroad, the streetcar and automobile routes. By the early 1920s as these established areas were filled in, tracts of land further out began to be developed as suburbs. Because of more isolated locations the development of these areas was dependent on the newly popular automobile. Some of the new areas like Cheverly and Capitol Heights were almost totally auto-dependent. Others like University Park enjoyed the benefits of proximity to mass transit but as a reflection of the times, were auto-focused nevertheless. Most dwellings were designed to accommodate the family automobile with a garage or at least a driveway.

⁴⁰Sources: U.S. Bureau of the Census, *Table 4: Population of Counties by Minor Civil Divisions, 1920-1950*; 14th, 15th, 16th and 17th Decennial Census. See also *Selected Population and Housing Characteristics for Maryland: 1990*, Maryland Office of Planning, Planning Data Services, 1990.

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From its founding in 1920 until the eve of World War II, the historic district developed as a quiet, middle-class suburb with shady streets and commodious, detached, single family houses. The exclusively residential community that developed at University Park is emblematic of the modern context of both Prince George's County and Maryland, when beginning around 1930, the dominant urban context of the area was continued and expanded. At University Park, houses were built by individuals as well as speculative builders in diverse architectural styles and were of uniform quality, architectural character and value, a result of the restrictive covenants and oversight provided by The University Park Company. Whether built by the University Park Company, a number of active speculative builders or individual homeowners, by World War II the community had become a broad reflection of the historically-inspired themes popular in early 20th century domestic architecture in a suburban context.

The Washington area grew significantly during World War II and local prosperity and growth continued after the war's conclusion. The prosperous local economy, together with a general movement away from dense urban centers, fostered the expansion of existing suburban communities and the establishment of new ones. University Park, already well established, took part in Washington's post-war suburban boom. However, post-war development in University Park was of a different character. For the most part, the architectural form, style and materials of the post-war houses were more clearly "modern" in their affect, if not directly modernist in their inspiration. These post-war houses bore little relationship to the historically-inspired houses of the pre-war period.

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University Park H. D.
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HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization:
Western Shore

Chronological/Developmental Period(s):
Industrial/Urban Dominance
Modern Period

Prehistoric/Historic Period Theme(s):
Architecture, Landscape Architecture and Community Planning
Religion

Resource Type:
Category:
District

Historic Environment:
Suburban

Historic Function(s) and Use(s):

Domestic/single dwelling/residence
Domestic/secondary structure/garage
Religion/religious facility/church
Funerary/cemetery/burying ground

Known Design Source:

Architect/Forrest U. Groff
Architect/H.J. Moffatt
Architect/Charles M. Talley
Builder/Hannum & Turner
Builder/James H. Rimmer
Builder/George Harrison

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Prince George's County Land Records

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Prince George's County
Maryland

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10. GEOGRAPHICAL DATA

Verbal Boundary Description

Beginning at the northeast corner of the subdivision known as College Heights (the same point being the northeast corner of the Town of University Park) proceed southward along the west side of Baltimore Avenue (US 1 and the Town boundary) to its intersection with East-West Highway (MD Route 410) and the southeast corner of the subdivision of University Park known as Section 1 (also the southeast corner of the Town). From said point, proceed west along the north side of East-West Highway to its intersection with Adelphi Road and the southwest corner of the subdivision of University Park known as Section 5A. From said point proceed north along the east side of Adelphi Road to the northwest corner of Lot 14, Block 21 of Section 5A, thence northeast along the north lines of Lots 21 and 20 in Section 5A and the north line of Lot 1, Block 19 of the subdivision of University Park known as Section 5B. From the northeast corner of Lot 1, Block 19, Section 5B, proceed along the rear lot lines of Block 19, across Tennyson Road, and along the north lot lines of Lots 8 and 9 in Block 18 to the easternmost point of Lot 9 (at Queens Chapel Road). From said point, proceed in a northeasterly direction along the west side Queens Chapel Road to the north side of Underwood Street. From said point, proceed in a northwesterly direction along the north side of Underwood Street to the westernmost corner of Lot 20, Block 23, Section 6B. From said point, proceed northeast along the south side of Beechwood Road to the southwestern corner of Lot 1, Block 30 of the subdivision of University Park known as Section 7. Thence, along the rear lines of Lots 1-10 of Block 30 to the intersection of College Heights Drive. From said point, proceed northeast along College Heights Drive to the southernmost point of Lot 1, Block 31 of the subdivision of University Park known as The Village. From said point, proceed northwest along the rear lines of Lots 1-10 in Block 31, The Village, to the intersection of Wells Parkway. From said point, proceed along the east side of Wells Parkway northwest to the intersection of the municipal boundary. From said point, follow the municipal boundary east, to the place of beginning.

Boundary Justification

The nominated historic district consists of approximately 191 acres of land within the municipal boundaries of the Town of University Park; the boundaries of the district are drawn to include the highest concentration of buildings erected between 1920 and 1945 within the Town of University Park. Included among those is Bloomfield, the Deakins Family farmhouse that predated the modern community and was rehabilitated as a residence in the 1920s. The family burying ground associated with Bloomfield is also included within the district's boundaries. The historic district's boundaries conform to municipal boundaries to the north, east, south and southwest. Where district boundaries depart from Town boundaries, they are

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drawn along subdivision boundaries, natural features including a stream valley park, and to exclude concentrations of buildings constructed after World War II.

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Maryland

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RESOURCE SKETCH MAP

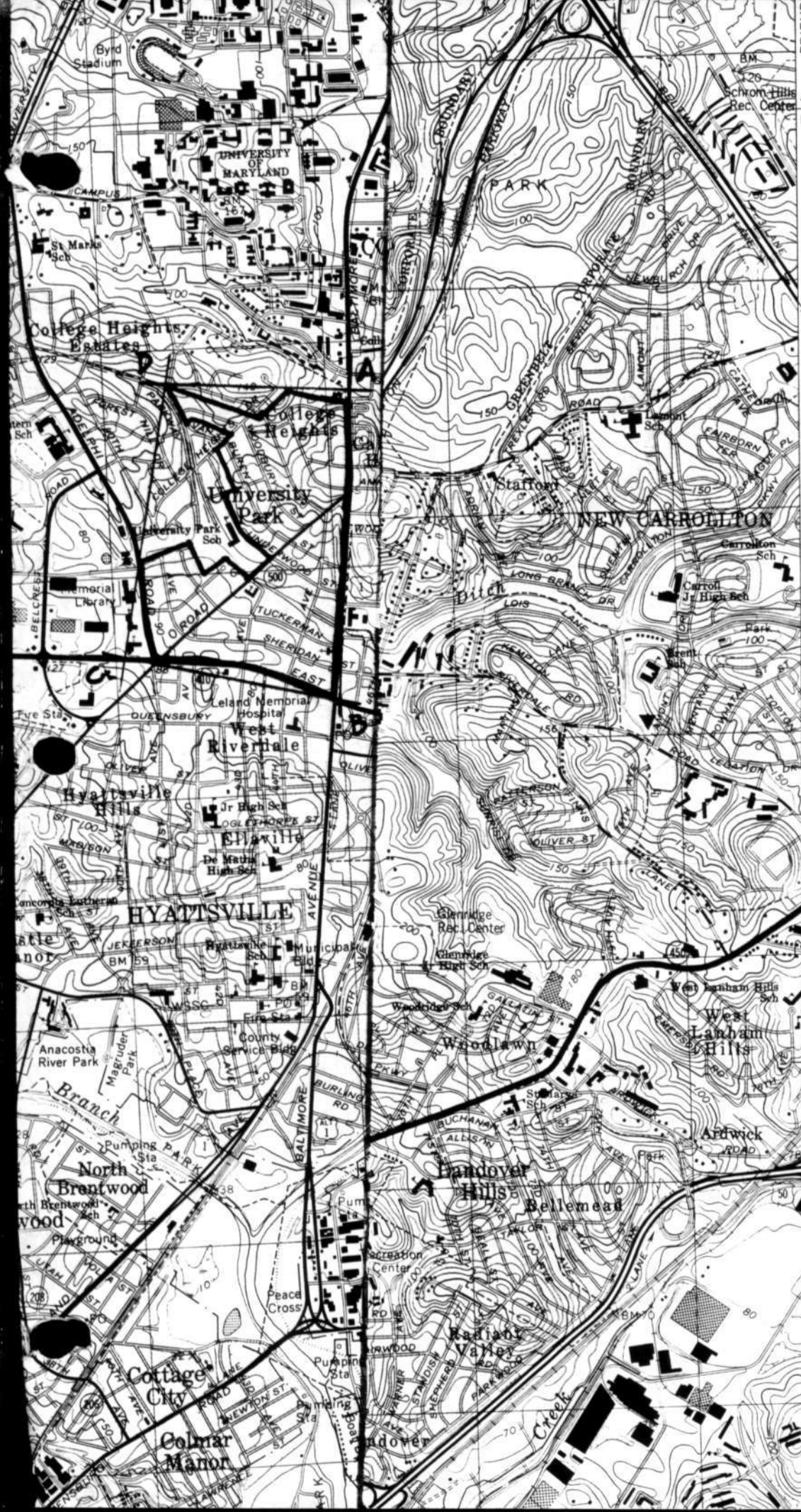
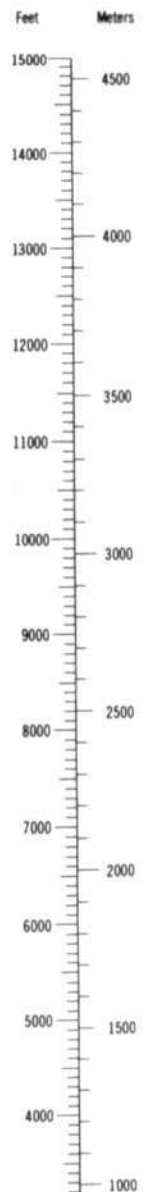


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UNIVERSITY PARK
HISTORIC DISTRICT
PRINCE GEORGE'S
COUNTY, MD

- A: 18-332100
4315800
B: 18-332000
4314400
C: 18-331040
4314650
D: 18-331280
4315850

CONVERSION
SCALES





4204-4214 Sheridan St.

University Park

PG County

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Dec 1994

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6503-13 Queens Chapel

University Park

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Dec 1994

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6810-16 Pineway
University Park
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6400 bl. Adelphi Rd

University Park

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6400 bl. Adelphi Rd Service alley

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University Park

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Park at Queens Chapel Rd.

University Park

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6404 Queens Chapel Rd

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University Park

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6404 Queens Chapel Rd

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6404 Queens Chapel Rd
University Park

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6404 Queens Chapel Rd

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6404 Queens Chapel
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Deakins family burial

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41st Av. near Tennyson Rd.

University Park

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Prince Georges Co.
Howard Berger

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6807 Pineway
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6912 Oakridge
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6916 Oakridge
University Pk

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4212 Sheridan

University PK.

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W. Berger

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4305 Sheridan

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H. Berger

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4320 Woodberry
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6902 Oakridge Rd

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6904 Oakridge Rd
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6926 Pineway
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Prince Georges Co.
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4307 Woodberry St
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4411 Beechwood
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4406 Sheridan
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4410 Van Buren
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4206 Tuckerman
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4302 Tuckerman St.

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4309 Sheridan St

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6413 Queens Chapel Rd

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4312 Van Buren St.

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6502 43rd Ave.

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4307 Sheridan St.

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4408 Van Buren St.
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4408 Tuckerman St
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A337 Clagett Rd

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6515 41st Avenue

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4400 Tuckerman St

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University Park Church

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